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HOUSING ELEMENT



CITY OF SELMA

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HOUSING COMMITTEE	Emma Jensen Charles Rothgarn Robertta Lynn Koch Eddie Varela
CITY ADMINISTRATOR	Nicholas A. Pavlovich
CITY ATTORNEY	Paulette Janian
PREPARED BY THE SELMA CITY PLANNING DEPARTMENT	King P. Leonard, AICP Planning Director Charles Fan, Planning Intern Connie Gomez, Planning Aide Carleen Houk Department Secretary - Word Processing Specialist Margaret Ralston, Research Assistant - Temporary

TO: City Council via City Administrator

SUBJECT: FINAL REPORT - Housing Element of the Selma General Plan

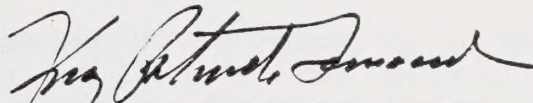
DATE: April 16, 1982

This document has been revised following adoption by the City Council of an addendum, as requested by the California State Department of Housing & Community Development. Corrections to the original adopted Element have been made, as requested by State H&CD, and as approved by the Planning Commission and City Council.

As compared to other General Plan Elements, the Housing Element is program oriented. Evaluation of the program, as summarized in the addendum, will be required by July of 1984. The City is already working on alternative methods for implementing the programs contained in this element. The continued support of all City Departments, Agencies, developers, the Planning Commission, City Council and the citizens of Selma, is needed to make this Plan and program a reality.

We wish to thank all of the people who helped in preparing this Housing Element over a two year span of time; from the members of the community who helped with surveys, to the State Housing & Community Development Department staff that finally reviewed and certified this Housing Element as to conformance with the law and Guidelines under which it was prepared.

Respectfully submitted,



KING PATRICK LEONARD, AICP
Planning Director

KPL/ceh



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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Research and Policy Development
921 Tenth Street
Sacramento, CA 95814
(916) 445-4725



SELMA CITY
PLANNING DEPT

NOV 17 1981

REC'D D

November 17, 1981

Nicholas A. Pavlovich *N.A.*
City Administrator
City of Selma
1814 Tucker Street
Selma, CA 93662

Dear Mr. Pavlovich:

RE: Review of the City of Selma's Adopted Housing Element

We have reviewed the City of Selma's adopted Housing Element as amended by the addendums dated September 29, 1981. We are pleased to make the finding that, in our opinion, the City's Housing Element now complies with the provisions of Government Code Section 65302(c) and the 1977 Housing Element Guidelines.

The City estimates that 843 low-income households are overpaying for housing, 474 housing units require rehabilitation, and there is a new construction need for 34-71 units per year depending on whether future population increase follows low or high projections. The housing element now includes the City's fair share allocation of 799 households taken from the fair share plan prepared for Fresno County. Also, the City has made an adequate assessment of existing and potential sites for housing.

The housing element program descriptions now contain quantified objectives, funding sources, local agencies responsible for implementation, and the time frames during which housing programs will be administered. We commend the City on its decision to participate in the County's Housing Assistance Rehabilitation Program by allocating a portion of its Community Development Block Grant funds for housing rehabilitation. As a result, the City expects to rehabilitate 15 units or 3 percent of its identified rehabilitation need annually. The City's housing program emphasizes new construction and program objectives are equivalent to addressing ten percent of the overall identified need annually.

Nicholas A. Pavlovich
November 17, 1981
Page two

We note that the housing program does not contain strategies which focus on the acknowledged need for farmworker housing. We understand from our conversations with City staff that this need will receive special emphasis as the programs contained in the City's housing element are implemented. We urge the City to carefully monitor the success of this strategy in meeting the need for housing for farmworkers so that appropriate adjustments to the element can be made, if necessary.

We congratulate the City on the overall quality of its housing element and for the level of effort the City plans to undertake, and we offer our encouragement toward the success of the programs contained in the City's housing element. If you have any questions, please contact Gil Reynaga at (916) 323-6166 or Sheila Brutoco at (415) 348-8140.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Williamson". The signature is fluid and cursive, with a prominent "D" and "W".

David Williamson
Supervisor, Review Section

cc: King Leonard, Planning Director
Jack Reagan, Executive Director, FCOG
Peter Detwiler, OPR
State Clearinghouse

HOUSING ELEMENT OF THE GENERAL PLAN

CITY OF SELMA

Adopted by Planning Commission Resolution No. 81-410
April 27, 1981

Adopted by City Council Resolution No. 1933
June 15, 1981

ADDENDUM TO THE HOUSING ELEMENT

Adopted by Planning Commission Resolution No. 81-435
September 29, 1981

Adopted by City Council Resolution No. 1954
September 29, 1981

Certified by the State of California
Department of Housing & Community Development
November 17, 1981

Prepared By

Selma City Planning Department

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I

INTRODUCTION

A. Authority

The State of California has established the "early attainment of a decent home and a satisfying environment for every Californian" as a very important goal. The State recognizes that local participation is essential in working toward this goal. Therefore, in 1977 the State enacted legislation which describes new Guidelines for preparing the Housing Element of a city's General Plan. The description is much more detailed and the scope more comprehensive than ever before. The City of Selma has prepared this Housing Element to comply with the State regulations, reflecting Government Code Section 65302(c), and to provide decision makers with a current policy document.

B. Purpose

The Housing Element is a document prepared to guide decision making and problem solving. With this purpose in mind, the Element:

- . Evaluates existing conditions using available data
- . Assesses needs
- . Defines goals, policies and priorities
- . Identifies feasible programs to accomplish goals, meet needs, and solve problems

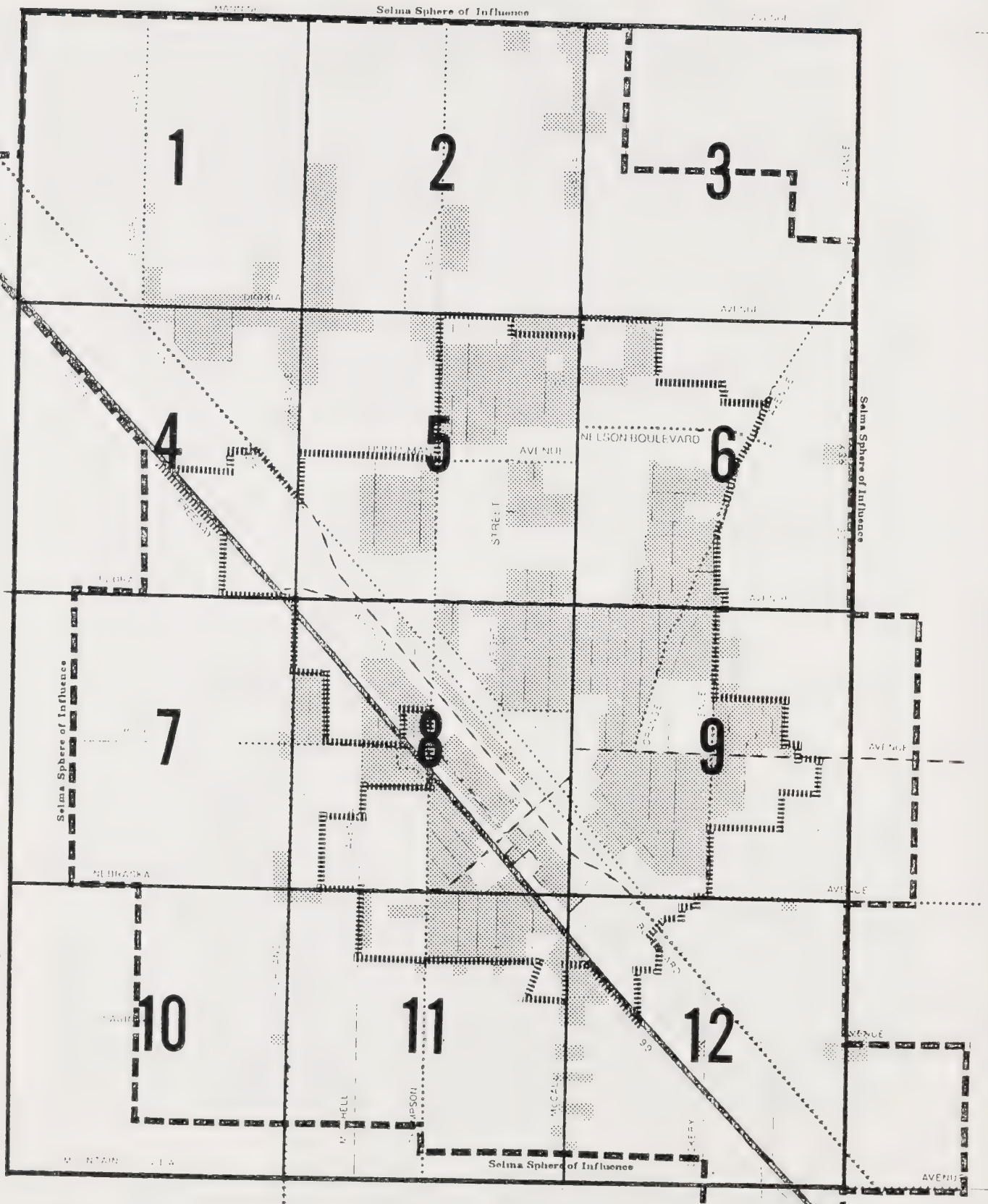
C. General Plan Consistency

The General Plan is a policy document, of which the Housing Element is a part. For a housing element to positively affect housing conditions, it must relate to other elements of the General Plan, most importantly, the Land Use and Circulation Elements. The Housing Element also relates to the Recreation Element, which although not mandatory, is necessary for implementation of the Quimby Act. The Quimby Act allows for collection of fees to pay for needed parks. Policies regarding quiet residential districts, parks and recreation, commercial areas, and major traffic streets must agree in order to produce the desired results for all three. Therefore, consistency between General Plan Elements is of the utmost importance, and is actively pursued by the City in writing of this and other General Plan Element amendments.

D. Scope

The extensiveness of the Housing Element was necessarily restricted by the somewhat limited staff and monetary resources available to the City. However, the City was able to secure some staff support to prepare much of the data

base, under the guidance of the Housing Committee. The result of their efforts is presented here in this plan, along with the policies, plans and implementation measures deemed to be most appropriate for the City of Selma. Of particular importance in the Housing Element Guidelines, as revised in 1977, is the "identification of programs and an Action Plan" for implementing housing goals and policies. This document identifies those Policies and an Action Plan that the Housing Committee deemed to be most workable for Selma.



LEGEND

- CITY LIMITS
- SELMA SPHERE OF INFLUENCE
- PLANNING GRID

CITY OF SELMA
HOUSING ELEMENT
PLANNING AREA



II

GOALS & POLICIES

The following goals and policies have been adopted by the City of Selma.*

A. Goals

- . To have an attractive city with adequate housing, recreational, school, commercial and industrial facilities, as well as adequate public services and facilities to support the city; for all.
- . To provide decent sanitary and safe, housing to meet the social needs of the city's residents both now and in the future.
- . To provide for adequate job opportunities for all who want to work so that housing stock can be maintained and upgraded by individual citizens.
- . To obtain sufficient Federal and State funds to meet continuing housing needs.
- . To maintain and enhance the character, quality and livability of Selma's residential areas, with special emphasis placed upon upgrading the quality of declining housing stock and preventing future deterioration.
- . To encourage all citizens to participate in the political process so as to assure continued viability of the General Plan to all citizens.

B. Policies

1.0 Policy

To attract a variety of housing types to meet ever changing needs of the City's population both now and in the foreseeable future.

Discussion

Several large areas to the north, east and west of the City have already been planned, or proposed to be shown in the Land Use Element of the General Plan. These are designated in the Housing Plan and shown in the 1980-85 Plan for Proposed Sites. This Plan includes projected housing beyond the 1980-85 time frame since the Land Use Element of the General Plan is based upon 20 year projections.

The area north of Huntsman and west of Thompson, in Planning Grid number five, has been designated for self-contained, affordable types of housing, including but not limited to, planned unit developments centered around recreational interests, condominiums, and zero lot line housing options.

Sites for factory built, affordable housing are shown as to their general location on the Plan for Proposed Sites. It is City Policy to require that these sites be developed only through the Precise Plan Zone process, so as to assure compatibility of housing, and design of subdivisions, as permissible by State law. The sites are divided into two categories, the near future and the long range. Five sites are proposed, with two being west of U.S. Route 99 and three being to the north and east of the City. These are the general locations in which factory built housing will be encouraged and density bonuses may be provided to allow for units on 6,000 square foot lots in the R-1-P (One Family-Precise Plan) Zone.

The City will attempt to provide modular subdivision designs for factory built and other new housing styles in the City. A key feature of this Plan is to provide landscaping and buffers adjacent to collector and arterial streets and between zone classifications. Maintenance of common areas may be provided for in the homeowner agreements that would be associated with new types of housing.

In addition to the modular subdivision design requirements that will accompany factory built and new housing styles, to assure their compatibility with other areas of the City, architectural standards may be imposed by the City through the building permit process to assure that roof pitch, roof and siding materials, floor area, and other requirements permissible by law can be implemented. The intent is to assure that these requirements will be implemented through a ministerial approval procedure.

2.0 Policy

To provide for various types of mobilehome living.

Discussion

The City's zoning ordinance provides specifications for open space and amenities to be located in mobilehome parks of 24,000 square feet or larger in size. Several small mobilehome parks exist along West Front Street and Whitson Street. The McCall Village Mobilehome Park has been approved for an additional ten acres or fifty-six

units that could be developed as subdivided lots in a planned unit development configuration. Expansion of the Selma Mobile Estates park at Whitson and Stillman Streets has recently been approved for sixty-eight units. An additional twenty acres has been planned for a future mobilehome park north of Dinuba and west of Thompson Avenue. This area could be developed as affordable "for sale" units under Policy 1.0.

3.0 Policy

To provide for condominium conversion of certain units, as prescribed by Ordinance, where health, safety, and welfare of occupants is assured and the quality of construction is conducive to long term investment. Condominium conversions will not be considered unless the applicant has clearly demonstrated compliance with the State Subdivision Map Act requirements and tenants have been given adequate opportunity to find living quarters in reasonable distance. The vacancy rate must exceed 3% of all renter occupied multiple family dwellings in order for conversions to be approved by the City.

Discussion

Limited multiple family units exist in Selma, although an estimated 1,434 units are planned or zoned and 297 units approved for construction. To encourage upgrading of housing stock and rehabilitation efforts by developers, condominium conversions should be encouraged as long as units are brought up to code requirements and properly subdivided with owners having a mechanism for resolving common problems. Developers should be encouraged to guarantee the quality and functionality of units for at least one year following conversion. The City Code should be amended to include the following minimum requirements.

- . Upgrading of electrical, plumbing and mechanical equipment in units to be converted.
- . Separate utility connections for each unit converted.
- . Surfacing of parking areas and provision for required parking to meet minimum City Code standards.
- . Completion of any off-site work required.
- . Assurance of adequate fire protection.
- . Provision of adequate fire walls.
- . Provision of energy saving and sound protection devices, including double glazing of windows, insulation, and weather striping.
- . Provisions for handicapped and protection of the elderly, such as ramps and outdoor lighting and

- pruning of potentially hazardous trees.
- . Provisions for adequate and sanitary rubbish and trash collection points.
- . Conversion of no less than four units on a given site, but in no event shall a portion of a housing complex be converted in phases.

4.0 Policy

To provide for multiple family rental type accommodations to meet demands for housing of elderly, handicapped, low to moderate income families and those persons unable to purchase homes.

Discussion

There is a need for rental housing in Selma. A vacancy factor of less than 1% was estimated in December of 1979 for both owner and rental type dwellings (see also discussion regarding condominium conversions Policy 3.0).

The elderly should be accommodated in a variety of housing types to meet their unique social and physical needs. In addition, they should be accommodated in dwellings no greater than one story in height. The need for funding to accommodate these special needs is essential if persons beyond the child rearing stage of life are to be able to continue to live in Selma. As elderly persons sell their dwelling units or rent smaller living quarters, opportunity for housing is available to others in the community and the elderly are able to utilize the money invested in existing housing to provide a more comfortable life style for themselves.

Younger families working in surrounding industries and businesses will need accommodations close to work and shopping. Through the use of Federal and State funding, special housing needs of the handicapped can be provided for. Design standards for such housing are enforced by the City and accommodations for the handicapped are being provided in new shopping and working areas.

The City has provided for a greater than "fair share" of low income housing. Public housing, publicly assisted housing, and smaller rental units on larger lots, all serve to encourage opportunities for low income families and individuals. Such opportunities are encouraged and provided for in Selma's planning and development process. The policy of dispersing rather than concentrating low income housing opportunities is generally encouraged.

In general, higher density housing is encouraged along

major arterials and collector streets with convenience to shopping and in conjunction with open space and recreational amenities. Higher density housing is generally discouraged adjacent to railroad and freeway rights-of-way and both energy efficient and noise free environments are encouraged in order to assure compatibility with surrounding land uses, largely through the use of "precise plan" configuration which can be applied to all zones in the City in order to obtain benefits and amenities that cannot otherwise be provided for under standard zoning regulations.

5.0 Policy

Provide efficient and effective planning procedures to assure future growth and development capacity.

Discussion

The City has adopted site planning standards and off-site improvement standards to assist developers in expediting and implementing housing proposals in an efficient manner.

Environmental review procedures in the City of Selma allow for efficient processing of projects, while at the same time, assuring development potential for territory within the Sphere of Influence that may be impacted through inadequate provision of utilities, street capacity and sewer capacity. Through the subdivision procedure and site plan procedure surrounding properties to a given development are guaranteed development potential. For this reason, Selma is not severely restricted in its ability to expand and accommodate new development.

6.0 Policy

To reduce or eliminate barriers to future growth and development and the provision of adequate housing sites.

Discussion

Existing physical barriers to future growth and development include, but are not limited to:

- . Agricultural uses that are of a "high intensity" nature, such as vineyards and orchards, where considerable investment has been made in agricultural facilities.
- . Canals and irrigations systems.
- . Freeway access points.
- . Southern Pacific Railroad.

- . Lack of facilities and utility extensions west of U.S. Route 99, particularly storm drainage capacity and sewer capacity.

Other constraints upon housing will eventually include school facilities even though adequate new sites are planned and included in the Public Facilities Element of the General Plan. Subdivisions are referred to the Selma Unified School District for review and comment and the District Master Plan was revised and updated in 1979. The City also refers housing projects to the District in the environmental assessment process so that the District has an opportunity to comment early in the planning process. (See also 14.0.)

7.0 Policy

The City of Selma shall plan and zone five times the amount of land required for housing to assure that opportunities are available to meet the City's Housing Element goals and policies.

Discussion

Some lands are available for development surrounding the City, or may be available for development in the foreseeable future, while other territory may be in prime agriculture uses or set aside under the Williamson Act. The Williamson Act allows farmers to enter into Land Conservations Contracts on a ten year basis. Such contracts are automatically opposed by the City of Selma if they are within one mile of the City's boundary or within the City's Sphere of Influence line as adopted by the City and the Local Agency Formation Commission, in order to prevent conflict with development or annexation proposals. By planning and zoning at least five times the amount of area needed the City will be assured of adequate sites and locations for all types of housing.

8.0 Policy

Development into new territory surrounding the City and within the Sphere of Influence shall be accompanied by area studies showing full build out potential in designated planning areas.

Discussion

This Policy can best be accomplished through the environmental assessment process, where environmental impact reports may be required to examine growth patterns and potential for territories surrounding individual development projects. Thorough environmental analysis should be provided on general plan amendment

and annexation requests. Area studies should also be prepared as necessary in the environmental assessment process. The use of Precise Plan Zone configuration as prescribed in the City's Zoning Ordinance can also be used to accomplish area study objectives. Precise Plan configuration allows a great deal of flexibility to the developer and to the City for solving service delivery questions at an early stage in the development process. The Site Plan Review procedure has been developed by the City to assure that the staff follows through with the Council and Planning Commission recommendations regarding Precise Plan, use permit conditions, and subdivision requirements. Careful consideration is given by the City to protection of future development potential of properties surrounding new development proposals to assure that future sewer, water, and street capacities will be available to support the implementation of the General Plan.

9.0 Policy

The City generally prefers growth to occur first to the east, then to the north, next to the southwest and finally to the northwest.

Discussion

This policy is contained in the Regional Land Use Element of the Regional Plan, as adopted by the Council of Fresno County Governments. This general Policy recognizes the necessity of providing future school sites in conjunction with the Public Facilities Element of the General Plan.

10.0 Policy

The City should cooperate with the County of Fresno in rehabilitating substandard housing that is economically feasible to repair.

Discussion

Through the Fresno County Housing Assistance and Rehabilitation Program (HARP) the areas surrounding the City are gradually being upgraded. The City has encouraged efforts to upgrade housing in the county unincorporated area, particularly where older residential units abut, or will abut, new development.

11.0 Policy

The City should continue its code enforcement efforts to assist residents in preventing their homes from becoming substandard.

Discussion

The City of Selma is continuing its program of upgrading off-site improvements. Without a housing agency responsible to the City Council, efforts will have to be coordinated with the County of Fresno, Environmental Health Department. All 1979 Uniform Building Codes have been adopted by the City Council.

12.0 Policy

The City of Selma should encourage the development of choice in housing types, in conformance with the Circulation, Land Use, Noise and Recreation Elements of the General Plan.

Discussion

The Housing Element identifies areas for all types of housing suitable for families and individuals with different income levels. Ultimate densities in each planning grid are identified in the Circulation Element. The Housing Element will remain an "Interim" document until completion of the revised Land Use Element, scheduled for completion in 1981-82. Selma is not unlike other communities, in that the majority of potential home buyers have been forced out of the housing market, in large part due to their inability to pay for housing at unusually high interest rates. The City supports the provisions of various Federal and State housing programs that are within its means to implement.

13.0 Policy

The City should maintain a revolving fund to assist homeowners in upgrading their off-site improvements.

Discussion

A revolving fund has been established by the City Council for financing improvements such as curbs, gutters, and sidewalks. This program covers both installation and repairs. The City has put aside \$10,000 to establish the program.

14.0 Policy

Housing projects, site plans and subdivisions, zone changes, and General Plan Amendment proposals shall be referred to the Selma Unified School District for review and comment.

Discussion

In December of 1980, the Fresno County Board of Supervisors adopted a policy as part of the Public Facilities Element of the General Plan, which requires adequate school facilities to be available to accommodate students that will live in a development at the time those students will be attending school. A "meet and confer" process may be required between the Selma Unified School District and the developer(s) until agreement can be reached that will result in the timely availability of adequate school facilities. If facilities are or will not be available, the School District and developer(s) will be expected to provide the data to be used in evaluating the likelihood of overcrowding and the cost of mitigating the effects of overcrowding. It can be expected that the City will rely upon the District Master Plan and State Standards addressing facility adequacy, including class size, space requirements, and construction requirements. In adopting this policy, the City recognizes that public schools are fundamental to a free society.

15.0 Policy

To provide stable, attractive, and safe neighborhoods for all, with convenience to schools, shopping, and job centers.

Discussion

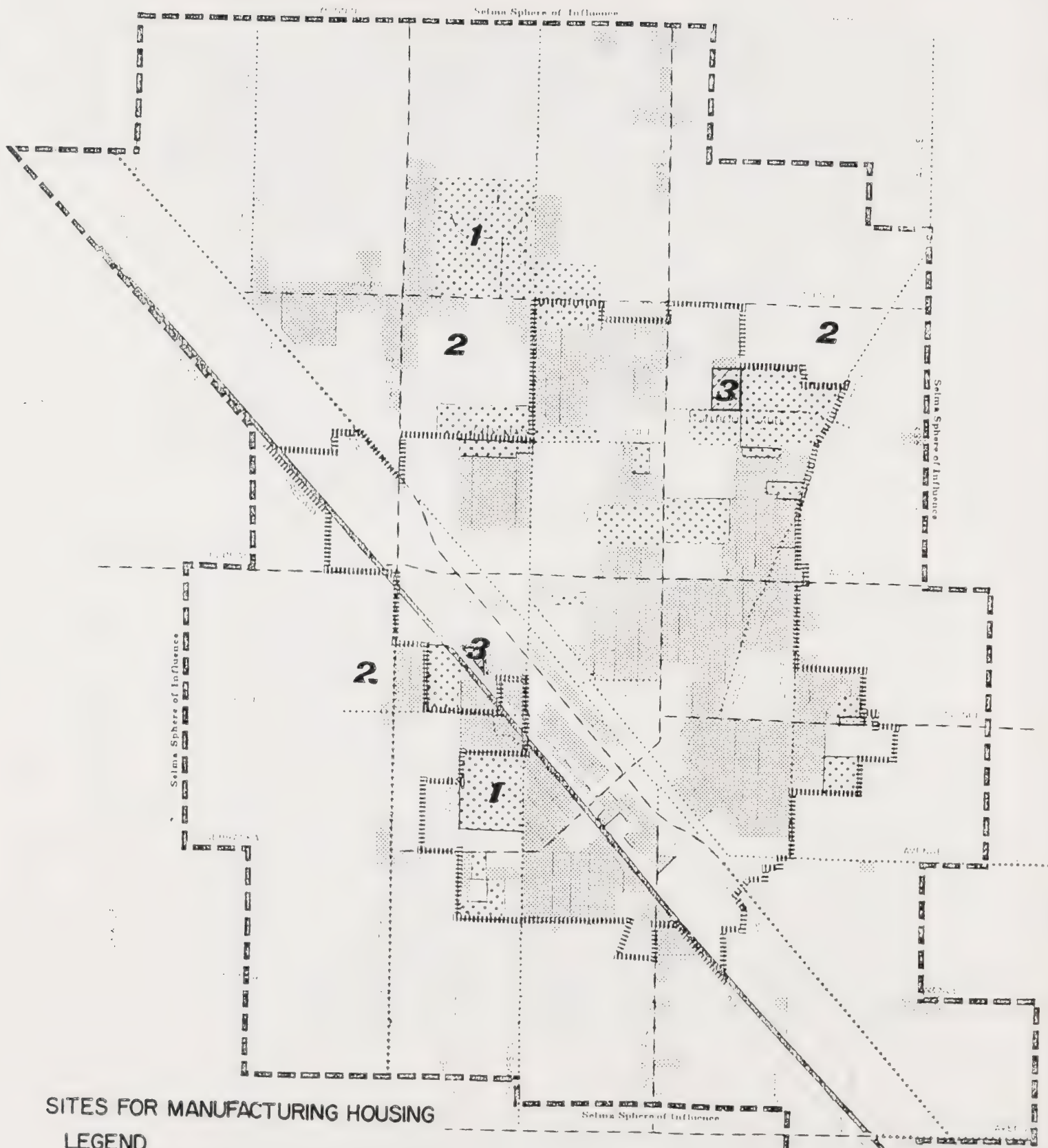
The City is striving to create new jobs in commercial and industrial areas in and near the City. The Circulation Element provides for safe and convenient access to major transportation corridors, while at the same time, protecting neighborhoods from unnecessary traffic and congestion. Police, fire and ambulance services, as well as a demand responsive transit system serve the City's residential areas. Recreation and public services are designed to serve everyone and should be expanded to meet ever changing needs. Each City Department is charged with specific responsibilities and reports to the City Administrator, who is charged with the responsibility of making certain that service costs are spread in an equitable manner and in conformance with the directives of the City Council.

16.0 Policy

It is the policy of the City of Selma to refer individuals making complaints regarding housing to the following agencies:

- . Tenant complaints will be referred to Central Valley Rental Housing Association in Fresno.
- . Public housing complaints will be referred to the Fresno County Housing Authority in Fresno.
- . Discrimination in Housing complaints will be referred to the Codes and Standards Division, State Department of Housing & Community Development in Fresno.

*See Item 9, Page B2 of the Addendum for the City of Selma's commitment to these Goals and Policies. All items are deemed to be mandatory, not permissive.



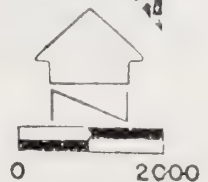
SITES FOR MANUFACTURING HOUSING

LEGEND

- 1** NEAR FUTURE (POLICY I.O)
- 2** LONG RANGE (POLICY I.O)
- 3** SITES FOR MOBILEHOME PARK

CITY OF SELMA
HOUSING ELEMENT

PLAN FOR PROPOSED SITES
TO BE DEVELOPED 1981-1985 +



III

ACTION PLAN & PROGRAMS

A. Action Plan

An Action Plan was developed to meet the needs of the City, considering the resources available to the City from both internal and external sources. In addition, some areas where additional work is needed in updating the Housing Element were included in the Action Plan. The City's Action Plan will include at least the following:

- . Promotion of housing development through resources of the private economy.
- . Provision of streamlining procedures to expedite housing proposals so as to offset impacts upon private developers of fluctuating interest rates and rising construction costs.
- . Support of Fresno County Housing Authority and Fresno County Housing & Community Development Agency in the administration of programs for the City of Selma and surrounding areas. The City Council appoints a representative to serve on the Fresno County Housing and Community Development Citizens Advisory Committee, which is charged with overseeing the expenditure of Federal Funds on behalf of the smaller cities in Fresno County and unincorporated areas.
- . Provision of data for other entities including Federal, State and County agencies, banks and realty firms, in order to facilitate financing of housing.
- . Support the efforts of the Council of Fresno County Governments (COFCG) in their role as the designated Regional Planning Agency for Fresno County.
- . Provision of infrastructure, services and facilities to serve residential housing areas, as appropriate.
- . Protection of future development opportunities as individuals developments are processed and approved.
- . Participation in Community involvement and community participation efforts that are supportive of housing policies, plans and programs of the City.
- . A target of at least 164 fair share new owner and rental units has been established for the Planning Period 1980-85, including provisions for the elderly

and handicapped. The minimum will be 86 units. The maximum number of units that are likely to be provided is estimated at 461. The maximum five year build out, assuming very good financial conditions is 2,781 units. The maximum build out figure is two times the number of total dwelling units projected (straight line) for the year 2000.

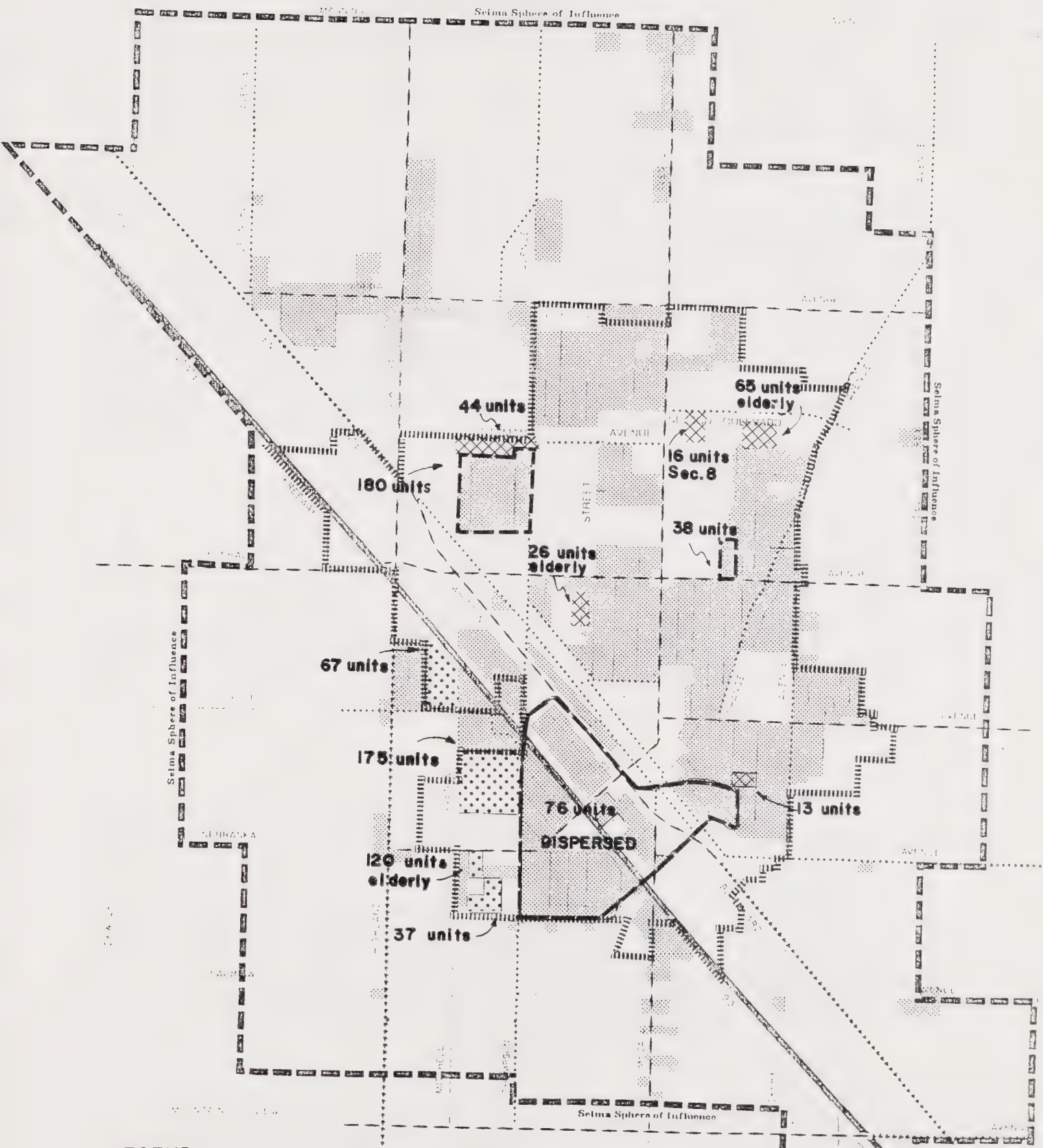
B. Programs

The City will utilize those programs that prove to be most efficient and effective in providing new housing stock and upgrading of older housing stock. Programs generally fall under the following categories.

1. Federal and State programs requiring limited City staff support to implement.
2. County administered programs, i.e., Bond Act and Housing & Community Development Act.
3. Ongoing City programs that are primarily related to providing of curbs, gutters, sidewalks, streets, alleys, fire hydrants, and budgeted programs administered by the different City Departments. (See Policies Section.)

A listing of programs that are anticipated to be utilized by the City in meeting housing goals and objectives is included in the Fresno County Community Development Program and Fresno County Housing Assistance Plan. In addition, the Fresno County Housing Bond Act Program, initiated in 1980, should provide loans at 12% for low to moderate income housing, possibly for as many as 30 units in Selma. An estimate of tentative commitments for program financing, for affordable housing, is included in Exhibit "C" to the September 29, 1981 response to State Housing and Community Development (City Council Resolution No. 1954).

Federal programs are expected to diminish in their impact upon housing in Selma during the planning period, but with existing commitments and previous success that the City has demonstrated in using Federal funds, it is anticipated that the target of 164 fair share units can be met. The planning and zoning for these units has already been completed. This target of 164 units is over and above the fair share already being met by the City (1,318 units), which is well above the Regional Fair Share Allocation of 799 units.



IV

SOCIO-ECONOMIC CHARACTERISTICS

A. Existing Situation

Before developing effective housing programs, it is necessary to have a good profile of the population to be served. Like many communities, Selma has several very different sectors of its population which tend to be concentrated in sub-communities or neighborhoods. Citywide, or Census Tract figures, (the two census tracts in which Selma is divided) are much larger than the incorporated area but give a general impression of the City. The two tracts provide base figures to refer to when comparing neighborhood or population characteristics. Therefore, the citywide data is discussed first and then the Neighborhood Profiles present what information there is at a smaller scale, and in a comparative format. Included in this section are:

- . Population trends and projections
- . Age profile
- . Persons in group quarters
- . Migrant worker population
- . Economic profile

Planning Grids match the City's aerial photo maps and housing inventory base maps. Existing residential areas are depicted on the map titled "Planning Area."

B. Population

1. Past Trends

The City of Selma has experienced a steady growth rate throughout the 1970's, constantly exceeding that of Fresno County, as can be seen below. Prior to the seventies, growth was slower, but still followed the pattern of fluctuations experienced by the county as a whole, the rate decreasing some 40-50% from the 1950's to the 1960's. Selma has not shown the tendency toward greatly decreased or even negative growth rates which many other Fresno County communities have experienced in the past few years.

POPULATION TRENDS
CITY OF SELMA
1950-1980

<u>Year</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1974</u>	<u>1977</u>	<u>1979</u>	<u>1980</u>
Population	5,964	6,934	7,459	8,275	9,025	9,550	9,750
Total numerical change from previous period		970	525	816	750	525	200
Percent change from previous period		14%	8%	11%	9%	6%	2%
Average Annual percent change		1.4%	9.8%	2.7%	3.0%	3.0%	2.0%

Source: U.S. Bureau of the Census; State Department of Finance

In discussions with the State Department of Finance Staff, it appears that Selma has experienced an overall increase in number of dwelling units, but the 1980 Census is likely to show a decrease in persons per dwelling unit. From 1970-79 Selma appears to have an overall 3.04% increase in population, which between 1979 and 1980, dropped to 2.09%. This decline in growth is probably due to changes in the money market as well as a continuing decline in persons per dwelling unit.

POPULATION PROJECTIONS
CITY OF SELMA
1980-1990

<u>Year</u>		<u>1980</u>	<u>1985</u>	<u>1990</u>
Projected Population	High	9,784	10,503	11,624
	Low	9,164	10,004	10,789
Average Annual Percentage Change	High	3.6	1.8	1.6
	Low	2.9	1.5	2.1

Source: State Department of Finance, Fresno County Planning Department. (The 1980 low projection was below the 1979 Finance Department estimate for population.)

2. Population Projections

The population projections shown above were calculated for Selma based on two different sets of assumptions which produced two different replacement rates per woman in the population. Since the State Finance Department estimate for 1979 exceeded the low

1980 projection by 340 people, and the City's growth shows no evidence of stopping, the high estimate may be more accurate.

The average annual growth rates suggested by these projections are less than those which Selma has experienced in the past ten years. However, the past growth rate can probably not be expected to continue. Financial conditions will most likely continue to curtail the extensive residential development which made for an exceptional growth rate in the 1970's. Even so, Selma is expected to grow at a healthy rate of 1.5% to 2.1% per year from 1980 to 1990, which is better than for most cities in the County.

Selma is an attractive community with nice neighborhoods and a good shopping area. Selma is located on a major transportation corridor (U.S. Route 99) and is close to employment centers. The City should grow steadily in the next decade, barring any unforeseen circumstances beyond the City's control.

It should be noted that the State and County projections are based upon assumptions primarily related to birth and death rates, as well as migration trends. Therefore, the projections in the table can be distorted by any number of local actions.

Local actions that may alter the growth projections in the table include such factors as attitude of local business and industry, planning policies adopted by the City, attitudes and policies of surrounding communities (particularly in the South County sub-region of Fresno County), and cost of commuting to and from job centers. Many of these variables can be addressed in the Housing Element and can be either positive or negative growth indicators, but some are largely independent of the City's influence. Those variables that can be controlled by the City are reflected in the Goals and Policies section of this report.

Annexation Policy of the City has generally been as follows:

- . Areas already urbanized are brought into the City when the County has improved the areas to City Standards.
- . The City and the Local Agency Formation Commission have determined that there is sufficient support among residents of an area for completion of the boundary change.
- . The Service Plan and related environmental

assessment for areas to be annexed demonstrate clearly that the City is able to provide services such as fire protection and other urban services. Sometimes an agreement is necessary between the City and Districts providing services until such time as the City can perform the service.

Between 1970 and 1980, areas annexed to the City included existing dwellings that fell generally within the above criteria. For this reason, the 1980 Census as well as the typical population projection methodology used in this Element (straight line method from 1970, 1974, and 1980), are distorted to the extent that there is disagreement between the City and the Federal Bureau of the Census on the exact population and number of dwelling units as portrayed in the 1980 Census. Some distortion in numbers may not be resolved until final Census data is received. These distortions are expected to be resolved well before the July 1984 updating of the Housing Element. The update process will be undertaken in conjunction with the Regional Planning Agency for Fresno County, which is the Council of County Governments. The update is to include recognition of legislation enacted by the State Legislature in 1980 (AB 2853) which became law on January 1, 1981.

C. Age Profile

The age distribution in Selma remained essentially stable from 1970 to 1974 when the Fresno County Special Census was taken. Approximately one-third of the population, had a median age of 26 years in 1974.

AGE PROFILE CITY OF SELMA

<u>Age Group</u>	<u>1970</u>	<u>1974</u>
Under 18 years	.36%	34%
18-65 years	51%	53%
Over 65 years	13%	13%
Median age	28	26

Source: U.S. Bureau of the Census, 1970; Fresno County Special Census, 1974.

D. Ethnic Profile

Ethnic data for 1970 is an estimate that was done after the U.S. Census was collected, since the Census combined Caucasian and Hispanic into one category called "white". The 1974 data is from the Fresno County Special Census, which counted "Hispanic" as a separate category and is probably more reflective of the uniqueness of Selma's population.

Some of the shifts in ethnic composition may be due to errors in the 1970 estimate. Taking this possible error into consideration, only a few minor changes were noted between 1970 and 1974.

ETHNIC PROFILE CITY OF SELMA

<u>Ethnic Group</u>	<u>1970</u>	<u>1974</u>	<u>Change</u>
Caucasian	48%	57%	9%
Hispanic	43%	40%	(3%)
Black	0.5%	0.7%	0.2%
Asian	7%	2%	(5%)
Native American	0.4%	0.02%	(0.38%)
Other/Unknown	---	0.3%	---

Source: U.S. Bureau of the Census, 1970, post tabulation estimate

The Caucasian population appears to have increased by 9%. There has been a decrease of 5% in the Asian population (probably accurate) and a decrease of 3% of the Hispanic segment. The two major ethnic groups, Caucasian and Hispanic, represent 97% of the total population.

E. Persons in Group Quarters

According to the 1970 and 1974 Census, and the State Department of Finance, the number of persons living in group quarters increased only slightly, but its percentage in the total population has been gradually decreasing.

PERSONS IN GROUP QUARTERS CITY OF SELMA

<u>Year</u>	<u>1970</u>	<u>1974</u>	<u>1979</u>
Number	137	143	146
Percentage	1.8%	1.7%	1.5%

Source: U.S. Bureau of the Census, 1970; Fresno County Special Census, 1974; City of Selma Survey, Planning Department, 1979.

Group quarters included the Good Samaritan Mission House, a residential care center for the elderly and a hospital. Possible addition of three or four more residential care type facilities for the elderly could add more persons to the group quarters population within the next few years.

F. Migrant Worker Population

Fresno County has a large seasonal population change due to the influx of migrant labor during the growing, and especially the harvesting season. Selma is affected by this increase in population since it is located in the heart of the raisin grape producing region. Grapes are an extremely labor intensive crop and, therefore, attract a large population at harvesting time. The table below shows the swell in employment at the peak of the harvesting period for Fresno County.

AGRICULTURAL EMPLOYMENT FRESNO COUNTY, 1978

	<u>Annual Average</u>	<u>Peak- September</u>
Total Agricultural Employment	39,120	62,000
Farmers & unpaid family workers	8,370	9,720
Hired domestics	30,750	53,000
Regular workers	10,250	12,000
Seasonal workers	20,500	41,000
Local workers	18,410	36,500
Intra-State	1,310	3,000
Inter-State	780	1,510

Source: Employment Development Department,
Agricultural Employment 1977-78
(Report 881M)

The increase in total seasonal employment is over 50%. However, the intra-state and inter-state figures seem to be only a small part of total seasonal employment. The inter-state seasonal worker estimate is most likely quite below the true amount since many "inter-state" workers are illegal aliens counted. For this reason, and because of the lack of city specific data, a numerical estimate is not available on the migrant worker population for Selma. But, again, due to the labor intensiveness of local agriculture the population does increase significantly, and puts additional demand and pressure on the local housing stock.

In 1978, 112 families were turned away at the Raisin City housing facility and 64 at Parlier, while in 1979, approximately 60 families were turned away. The need for migrant housing is evident, particularly along U.S. 99 in older motels, where migrants are forced to settle when housing is not available.

Source: Office of Migrant Services, State Housing and
Community Development Department

G. Economic Profile

In one respect, Selma seems to have a very favorable economic profile. The City's economy has a strong diversity of employment sources, as shown by the following table. This tends to make for good strong employment and stable incomes in the community. In comparison, most Fresno County communities are highly dependent upon one category, agricultural workers.

In Selma, 61% of employment is in services, wholesale and retail trade, and manufacturing. However, Selma also showed a high unemployment rate of 14.7% in 1978¹ (based on "Census share" method of calculating from 1970 Census). This tends to indicate that although the categories of employment are diverse, they are still highly dependent upon agriculture ("manufacturing" being fruit processing, "wholesale" being handling of agricultural goods, "services" being agriculturally related services).

This strong dependence upon agriculture results in seasonal employment fluctuations and lower incomes, which in turn makes it more difficult for families to afford decent housing.

¹Source: Fresno County, Overall Economic Development Report, 1979

EMPLOYMENT BY INDUSTRY

<u>Industry</u>	Census Tract 70 & 71 ^a 1970				City of Selma 1974	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>Number</u>	<u>Percent</u>
Agriculture & Other	233	10%	203	24%	276	17%
Mining & Construction	122	5%	36	4%	58	4%
Manufacturing	428	18%	164	19%	407	25%
Transportation, Communications & Utilities	150	6%	55	6%	151	9%
Wholesale & Retail	573	24%	200	23%	238	14%
Finance, Insurance & Real Estate	105	5%	32	4%	44	3%
Services	695	29%	155	18%	360	22%
Public Administration	<u>85</u>	<u>4%</u>	<u>16</u>	<u>2%</u>	<u>108</u>	<u>7%</u>
Total Employed	2,391	100%	860	100%	1,642	100%

No response	-	-	-	-	132	5%
Retired, Unemployed, not in labor force	-	-	-	-	901	34%
Total Households Counted	-	-	-	-	2,675	

a. Only percentages are used here for comparison to 1974 data, because Census Tracts 70 & 71 contain much more than just the City of Selma.

Source: U.S. Bureau of the Census, 1970 and Fresno County Special Census, 1974

HOUSEHOLD CHARACTERISTICS

A. Introduction

Now that a general picture of the population has been drawn, the household must be examined since it is the basic unit for which housing is being provided. Household characteristics fall generally into these categories:

- . Total Households and projections
- . Household size and projections
- . Elderly households
- . Female headed households
- . Overcrowding
- . Tenure
- . Length of residency
- . Household income and percentage spent on rent

B. Household Growth and Household Size

1. Past Trends

Selma's average annual rate of household formation from 1970 to 1979 has been greater than the rate of population increase, due largely to the decrease in household size. A similar trend in decreasing household size has been occurring Countywide. Fresno County's average household size went down from 2.97 in 1974 to 2.77 in 1979.

HOUSEHOLD FORMATION
1970-1979

	<u>1970</u>	<u>1974</u>	<u>1979</u>
<u>POPULATION</u>			
Number	7,459	8,275	9,505
Average Annual Increase		3.0%	3.0%
<u>HOUSEHOLDS</u>			
Number	2,325	2,685	3,229
Average Annual Increase		3.7%	4.1%
Persons Per Unit	3.15	3.03	2.90

Source: U.S. Bureau of the Census, 1970; Fresno County Special Census, 1974; State of California Department of Finance Estimates, 1979

2. Projections - 1980 to 1990

The projection of future numbers of households is based on several growth trends and assumptions as to future growth patterns. One is the population growth rate expected for the projection period. This is based on a combination of factors discussed earlier under Population Projections. The other is the past trend and projected future size of the household.

Over the past ten years, the average household size has been decreasing each year by 0.03 persons per unit between 1970 and 1974, and by 0.026 persons per unit since 1974. The County's household size has also been decreasing, as have households nationwide. Assuming that household size will continue to decrease, but at a slower rate of decrease as household size approaches zero, the projected household size for 1980 will be 2.87, for 1985 it will be 2.77, and for 1990 it will be 2.69, (see Appendix for calculation method).

Related to projection of households is the projection of the number of persons in group quarters (this part of the population are not considered "households" by definition). As was shown earlier, the number of persons in group quarters is increasing very slightly, about one and a half persons per year. Aside from construction of a new institution providing group quarters, this trend will be assumed to continue into the future.

PROJECTED HOUSEHOLDS

Year	1980		1985		1990	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Projected Population	9,164	9,784	10,004	10,503	10,789	11,624
Group Quarters	137	147	150	157	162	175
Household Population	9,027	9,637	9,854	10,346	10,627	11,467
Household Size*	2.87	2.87	2.77	2.77	2.69	2.69
Total Households	3,145	3,358	3,557	3,735	3,951	4,263

*Could vary if financing causes overcrowding.

C. Elderly Households

In 1970 13% of all households in Selma were headed by a person 65 years or older. This is as compared to the elderly population being 20% of the population assumed to be of the age to head a household (those persons over 18 years of age). The elderly household count does not include elderly "primary individuals" who are defined as single persons living alone or with other unrelated individuals. The primary individuals were not counted as being households because some of them may be residents of group quarters or living in households to which they are not related. Therefore, there is no way of determining how many of the elderly households are actually one person households.

ELDERLY HOUSEHOLDS CITY OF SELMA 1970

<u>Type of Household Member</u>	<u>Number</u>	<u>Percent of Total Selma Households</u>
Head of family	303	13%
Wife of head of household	167	7%
Primary individual	291	
Total elderly persons	946	

D. Female-Headed Households

Female-headed households have special housing needs due to lower income levels. In 1970, female-headed households comprised 3.6% of all families. The percentage of female-headed households is generally rising nationwide. In 1980 it is estimated that female head of households were probably greater in number among poverty families, and projected from 1970 Census, it is estimated that there are 120 female heads of households in Selma.

E. Overcrowding

1970 crowding figures for the city are presented below.

OVERCROWDING
CITY OF SELMA
1970

<u>Persons Per Room</u>	<u>1.00 or less</u>	<u>1.01 - 1.50</u>	<u>1.51+</u>
Total population			
Number	2,023	173	129
<u>Percent</u>	87%	7%	6%
Of those with			
Spanish language			
Spanish surname			
<u>Percent</u>	73%	15%	12%

Source: U.S. Bureau of the Census, 1970

The table above shows that 13%, or a total of 302 households in Selma, are slightly or severely overcrowded. These conditions are worse in areas with lower incomes, and where larger household populations exist, often simultaneously. As the table indicates, the Hispanic population has an incidence of overcrowding which is twice that of the population as a whole.

F. Tenure

The overall population of Selma shows a larger portion of owners than renters; approximately 3:2. The Spanish population, however, shows a sizeably lower rate of home ownership.

1970 TENURE FIGURES
CITY OF SELMA

<u>Tenure</u>	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>
Total population	61%	39%
Spanish	51%	49%

Source: U.S. Bureau of the Census, 1970

G. Length of Residency

It is difficult to compare 1970 and 1974 data because 1974 combined renters and owners and 1970 treated them separately. However, by combining the 1970 renter and owner percentages into a single figure (weighting to account for the ratio of owners to renters), a median of 5.57 years is

found for 1970. Therefore, the median length of residency has decreased by a little over one year between 1970 and 1974. A large part of this is due to an 11% increase in the number of households in that period which would appear to be short-term residencies. The length of residency has probably remained stable. This is important because a decreasing residency rate signals a decline in the area's stability, which may often have a negative effect on property values.

LENGTH OF RESIDENCY
CITY OF SELMA

<u>Length of Residency</u>	<u>1970 Percentage</u>		<u>Length of Residency</u>	<u>1974 Percentage</u>
	<u>Owner</u>	<u>Renter</u>		
Less than 1 year	7%	45%	Less than 1 year	22%
1 - 2 years	8%	14%	1 - 2 years	13%
3 - 5 years	20%	22%	2 - 3 years	8%
6 - 10 years	22%	11%	3 - 4 years	5%
11 - 20 years	27%	4%	4 - 5 years	5%
21+ years†	15%	4%	5 - 6 years	3%
Median (approx)	8.4	1.7	6 - 7 years	4%
			7+ years	41%
			Median (approx)	4.4 yrs

Source: U.S. Bureau of the Census, 1970; Fresno County
Special Census, 1974

H. Household Income

In 1970, the median income was \$7,400 or \$13,900 in 1979 dollars. What is important about income is whether it will pay for the necessities of life, one of which is housing. According to the 1970 Census, half of those households who are renters with incomes under \$5,000 paid 35% or more of that income for rent. Since the "acceptable" rent to income ratio is 25% or less, there are people in Selma who are paying an excessive amount of their income for housing. A great difference in income levels exists between various sections of the City, so the question of income and housing costs will be discussed in more detail in the Neighborhood Analysis.

VI

HOUSING CHARACTERISTICS

A. Housing Stock

1. Past Trends

The physical housing stock is the third ingredient that makes up the housing picture.

TOTAL HOUSING UNITS

<u>Year</u>	<u>Housing Units</u>	<u>Total Change</u>	<u>Percent Change</u>	<u>Avg. Ann. Change %</u>
1970 (Census)	2,436			
1974 (Census)	2,787	351	14%	3.6%
1979 (Jan.Est.)	3,403	616	22%	4.4%
1979 (Dec.)	3,647	860	31%	6.1%

2. Projections 1980 - 1990

In projecting the total number of housing units, the result is the total number of units required to house the expected population and its accompanying new household formation, allowing for a vacancy rate which provides an adequate choice of housing to households which desire to move.

The table shows the desired total number of housing units. The methods and formulas used to reach these conclusions can be found in the Appendix.

HOUSING PROJECTIONS CITY OF SELMA 1980-1990

<u>Year</u>		<u>Number of Housing Units Needed</u>	<u>New Const. per Year for Period</u>	<u>Replacement per Year Average</u>	<u>Total Housing Const. Needed During Period</u> ^a
1980-85	Low	3,727	34	14.0	240
	High	3,914	71	14.4	429
1985-90	Low	4,140	83	15.2	489
	High	4,467	111	16.2	636

- a) Includes fair share allocation of low-moderate income housing as a part of total new and replacement construction (see programs for provision of low-moderate income housing for more details).

B. Vacancy

A certain minimum vacancy rate is necessary in a community to allow adequate choice of housing. The approximate desired vacancy rates in California, based on how frequently residents move, are 2% for owner-occupied and 6% for renter-occupied housing. Using these criteria, the overall desired vacancy rate would be 2% of 61% of the City's housing (the owner-occupied component) plus 6% of the City's housing (renter-occupied), or a 3.6 vacancy rate. As can be seen in the Table below, the vacancy rate of the first part of the seventies was dropping. The 1979 State Department of Finance Estimate shows the rate up again. A windshield survey of the local area housing stock shows a 0.8% vacancy rate, or less than 1%, as of December 1979.

VACANCY RATE

<u>Year</u>	<u>Vacancy Rate</u>
1970	4.5
1974	3.8
1979 ^a	5.1
1979 ^b	0.8

^aFinance Department estimate.

^bThis estimate was completed as part of the Housing Element, in December, 1979, and includes all housing stock within Selma's Sphere of Influence, i.e., commercial rentals and housing under construction but not occupied.

The discrepancy between State and local vacancy figures can be related to the fact that the State Department of Finance uses a formula that accounts for birth, death and migration indicators. These indicators are not apt to pick up illegal aliens or migratory workers that tend to absorb any vacancy factor that would normally be expected to exist in Selma. (See section on "Migrant Worker Population".)

C. Types of Housing

Housing in Selma consists predominantly of single family homes, although in the past ten years that sector's relative size has been decreasing, as the percentage of multiple units and mobile homes increased (multiples from 11% to 18%, and mobilehomes from 1% to 7%).

TYPE OF HOUSING

	1970		1974		1979	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single family	2,148	88%	2,205	87%	2,727	75%
Two-four units	187	8%	145	6%	154 duplex	4%
Five or more	77	3%	151	6%	525 multi.	14%
Mobilehome	<u>24</u>	<u>1%</u>	<u>28</u>	<u>1%</u>	<u>241</u>	<u>7%</u>
Total	2,436	100%	2,529	100%	3,647	100%

Sources: U.S. Bureau of the Census, 1970; Fresno County Special Census, 1974; Selma City Planning Department - Survey of Housing Stock, December 1979.

D. Age of Housing

The median age of housing in Selma is 23 years. Therefore, half the housing stock was built before 1957. Almost all of the older housing is located in the areas northwest of downtown and west of the railroad tracks. This is the original City area that existed before the suburbanization trend began in California in the mid 1950s (Neighborhoods 1, 2 & 3). Scattered older houses that were built when the area was still in agriculture exist within the newer subdivisions. Some newer homes exist in older neighborhoods where they probably replaced or accidentally destroyed structures, or where they were constructed on lots developed in earlier years for speculation.

AGE OF HOUSING
CITY OF SELMA
DECEMBER 1979

<u>Age</u>	<u>Number</u>	<u>Percent</u>
0-5 years	853	23%
6-11 years (12 are 11 years)	370	10%
12-15 years	181	5%
16-20 years	301	8%
21-30 years	535	15%
31-40 years	576	16%
41+ years	831	23%
TOTAL	<u>3,647</u>	<u>100%</u>

Median age: 23 years

Source: U.S. Bureau of the Census, 1970; Fresno County
Special Census, 1974; City of Selma Planning
Department - Survey of Housing Stock, December 1979.

E. Housing Conditions

Housing conditions are tied quite closely to housing age. A new home can usually be kept in good condition for approximately 20 years with good maintenance. But after that, structural problems (roof, foundation, etc.) begin to require attention. Renter occupancy rates and income of residents also influence housing quality, mainly through the amount of maintenance the housing receives.

The areas with the highest incidence of housing in need of major repair are the areas west of the Southern Pacific Railroad tracks and scattered places in the older area northwest of downtown (Neighborhoods 1, 2 & 3). The west Selma area south of Nebraska Avenue (quadrant 8) is estimated, as of December 1979, to be 49% good quality and 49% poor quality, with 2% excellent quality. The area labeled quadrant 5 has 58% good, 40% poor and 2% excellent housing. Quadrant 6 is approximately 30% poor quality if the newer sections are excluded.

Many of the problems visually evident in the survey of housing are related to code enforcement (or lack thereof) and poor public improvements (street trees, curb, gutter, sidewalk and street conditions). In early 1980, much of the west side of the City was improved with curb and gutter, street improvements, and alley improvements. In newer areas, the City's subdivision and site plan review requirements, adopted in 1977 and 1978 respectively, are beginning to add to the attractiveness of the City.

F. Housing Costs

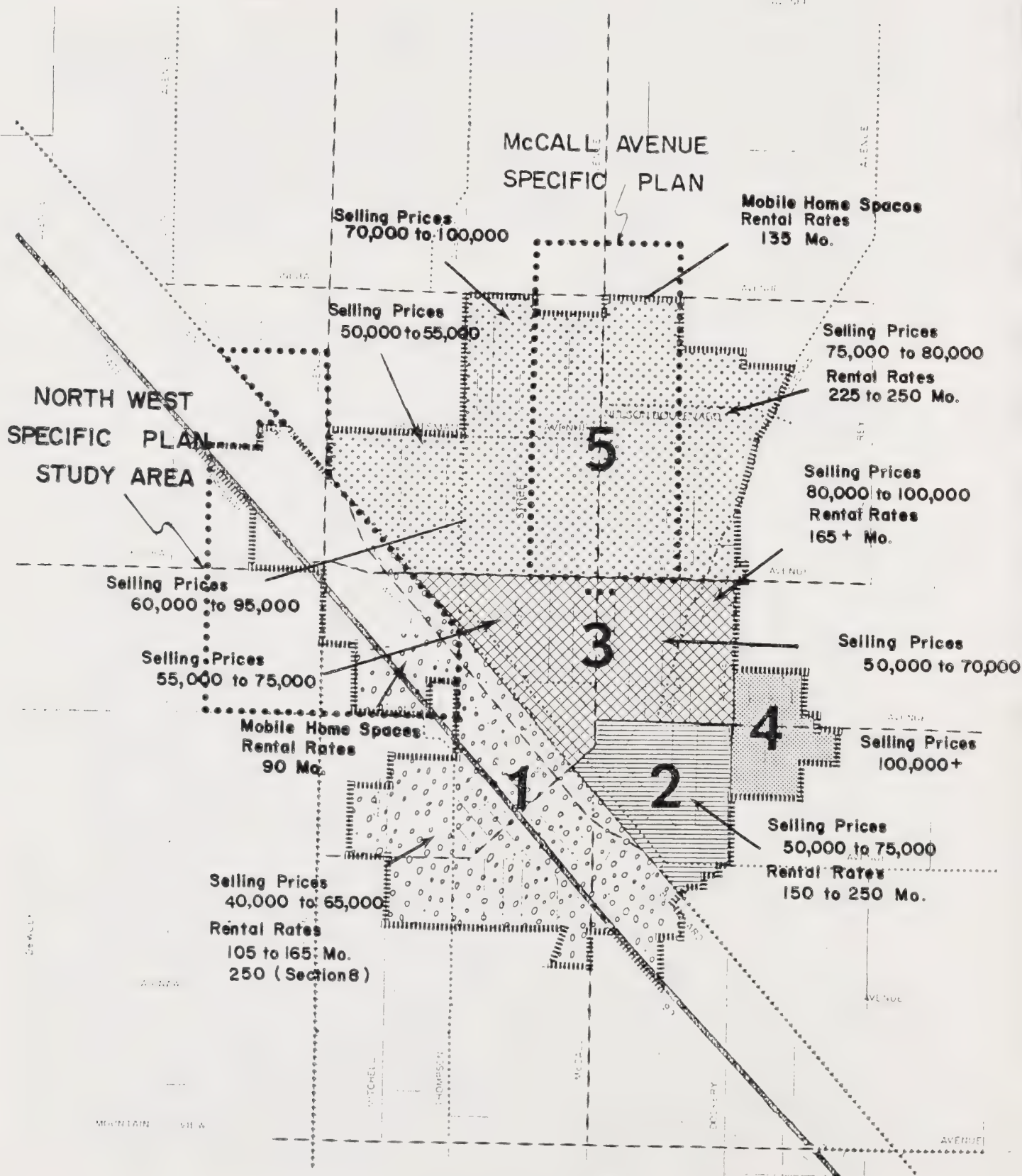
Using the resources of local realtors, the estimate of housing costs in various neighborhoods and sub-neighborhoods was developed. Since there is not a great turnover in housing stock in certain areas, the averages do not necessarily reflect the cost of homes sold or constructed on an individual basis. Exceptions can be found in many of the sub-areas where homes have been enlarged, unique features such as attractive streets exist, or where the architecture is unique. Monthly rental rates are also higher in the north and east parts of the City and lower in the south and west portions.

In general, costs of housing are higher in the north and east parts of the City, and lower in the south and west parts of the City (the older sections). The City is attempting, in conjunction with the Selma Historical Museum Society, to preserve unique features of the City's history, including housing, at the Pioneer Village Historical Museum site. The site was dedicated in 1980 on the anniversary of the City's founding 100 years before. The Northwest Specific Plan, under preparation, is designed to provide a unique character to the entire area surrounding the Historical Museum site.

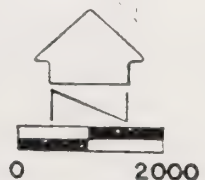
G. Fair Share Allocation

The City of Selma is a member of the Council of Fresno County Governments (COFCG). The COFCG is the recognized Regional Planning Agency for the Fresno County Area. In conjunction with the State of California, Department of Housing and Community Development, a Fair Share Allocation Plan was developed for the region and is shown in the Appendix in its entirety. The City of Selma, since the 1970 Census, has provided new housing for low income families throughout the City. A large percentage of this housing was constructed by Self Help Incorporated, a nonprofit organization based in Visalia. An additional forty-four units of Self Help housing are projected for the period 1980-85. The 180 units previously constructed under Section 235 of the Federal Housing Act and Self Help, in the northwest portion of the City, are 87.5% occupied by original owners (see Appendix for Survey). Sixteen units of Section 8 new rental units were recently approved by the Federal Department of Housing and Community Development. Twenty-six new elderly apartment units are constructed and ready for occupancy on Wright Street north of Floral Avenue. These units were funded by the Farmers Home Administration. Fresno County Housing Authority administers the first public housing project constructed in Fresno County (26 units), which is located in the southeast section of the City.

By projecting the 1970 Census it is estimated that the City provides for 1,318 units of both renter and owner



GENERALIZED HOUSING COSTS 1980



occupied Fair Share housing. The City easily meets the projected regional fair share of low income housing of 799 units. This estimate assumes at least 87.5% of households citywide, that met the criteria in 1970 can still meet the criteria in 1980.* This figure should be adjusted prior to updating of the Housing Element in 1983, when 1980 Census data will be available and a citywide housing survey is anticipated to be completed. The City's ability to continue to meet low income housing needs will largely be subject to restrictions or availability of Federal funding sources, which up to now, have accounted for the bulk of low income housing units. In addition, the provision of moderate and high income housing stock, if severely restricted by high interest rates or other unforeseen problems, will limit the number of units to be vacated and made available to families with low or rising incomes. (See Appendix for Fair Share estimates.)

*See Sample Survey, Appendix C.

H. Housing Needs

1. Affordability

Specific targets for affordable housing have been adopted by the City for the planning period 1980-85. The socio-economic and housing data indicated that the City will need to provide for both new "for sale" housing and rental units. Adequate sites are available for meeting the City's needs. (See map titled "Plan for Proposed Sites to be Developed 1980-85+.")

2. Rehabilitation/Replacement Need

Specific targets have been identified in the Appendix. The City will need to replace those units identified by the Fresno County Environmental Health Department as being beyond repair or rehabilitation. Many of the housing units in the south and west parts of the City are in need of rehabilitation, but the bulk of the efforts to rehabilitate housing must, of necessity, fall upon the private economy.

3. New Construction Needs

The number of new housing units needed have been identified and adequate sites are available to accommodate this need. Financing and interest rates will most likely determine the City's ability to meet new construction needs.

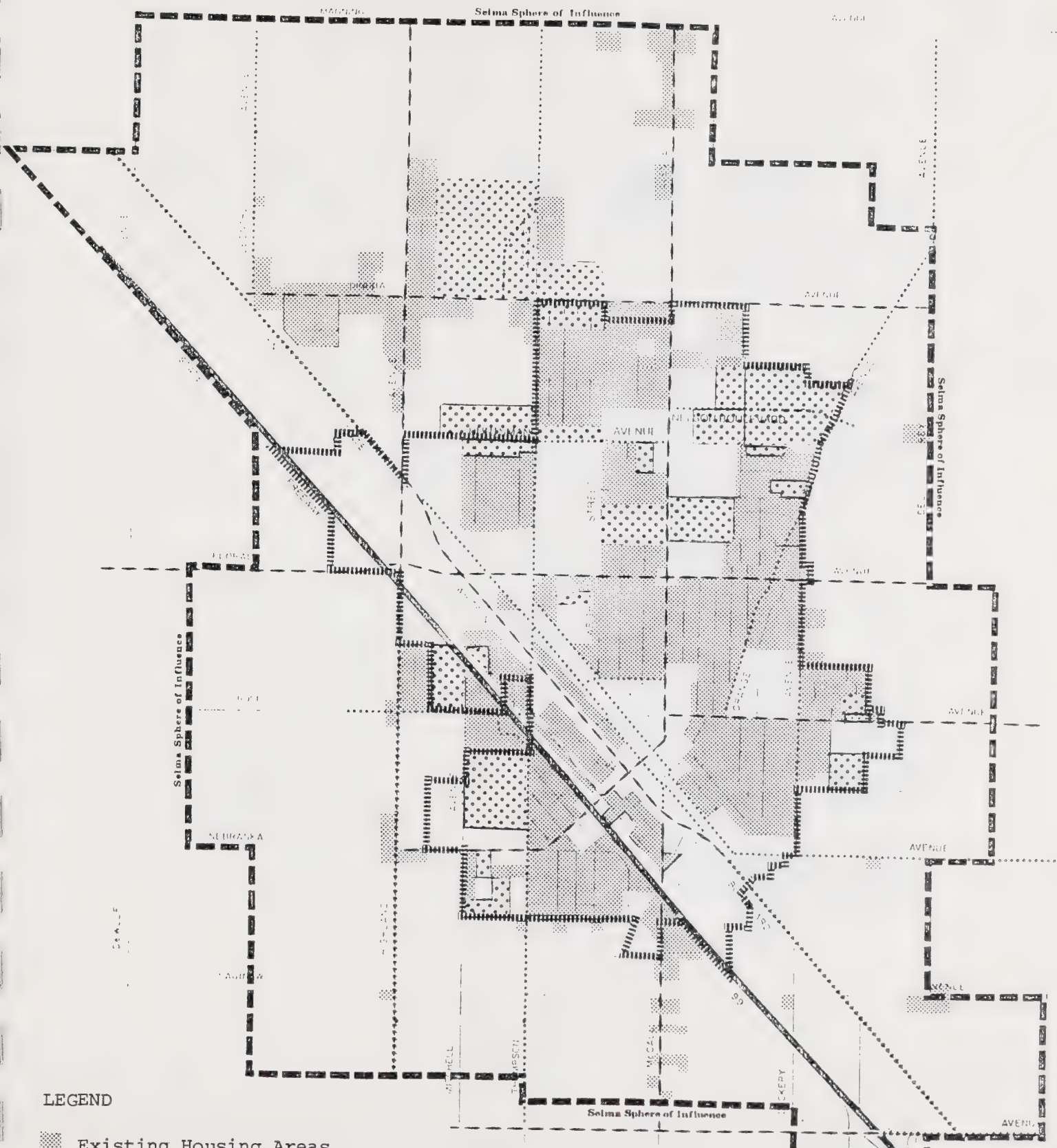
4. Provision of Adequate Sites

The City has already planned and zoned more than adequate area for housing. (See map titled "Plan for Proposed Sites to be Developed 1980-85+.")



I. Market and Governmental Constraints

Market and Governmental constraints are identified in the Policy Section and Appendix of the Housing Element. Interest rates are probably the most significant market constraint identified and few governmental constraints exist to prevent the implementation of the Housing Element. The City has adequate staff to meet the needs of the housing industry, assuming no unusually large number of projects were to start up at any one time, which could impact the school system severely (see Policy Section for discussion of school facilities).

Portions of the unincorporated area to the north and west of the existing City boundaries are in the Wesmilton Water District, which is believed to be inadequate for serving future growth, however, the City is attempting to resolve this problem with the Public Utilities Commission and the obstacles to development do not appear to be insurmountable.

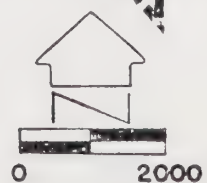


LEGEND

-  Existing Housing Areas
-  Maximum Five Year Buildout

	Units	Acres	Total
Low Density	697	190	56%
Medium Density	399	40	12%
High Density	1,685	107	32%
Total	2,781	337	100%

CITY OF SELMA
HOUSING ELEMENT
PLAN FOR PROPOSED SITES
TO BE DEVELOPED 1981-1985+



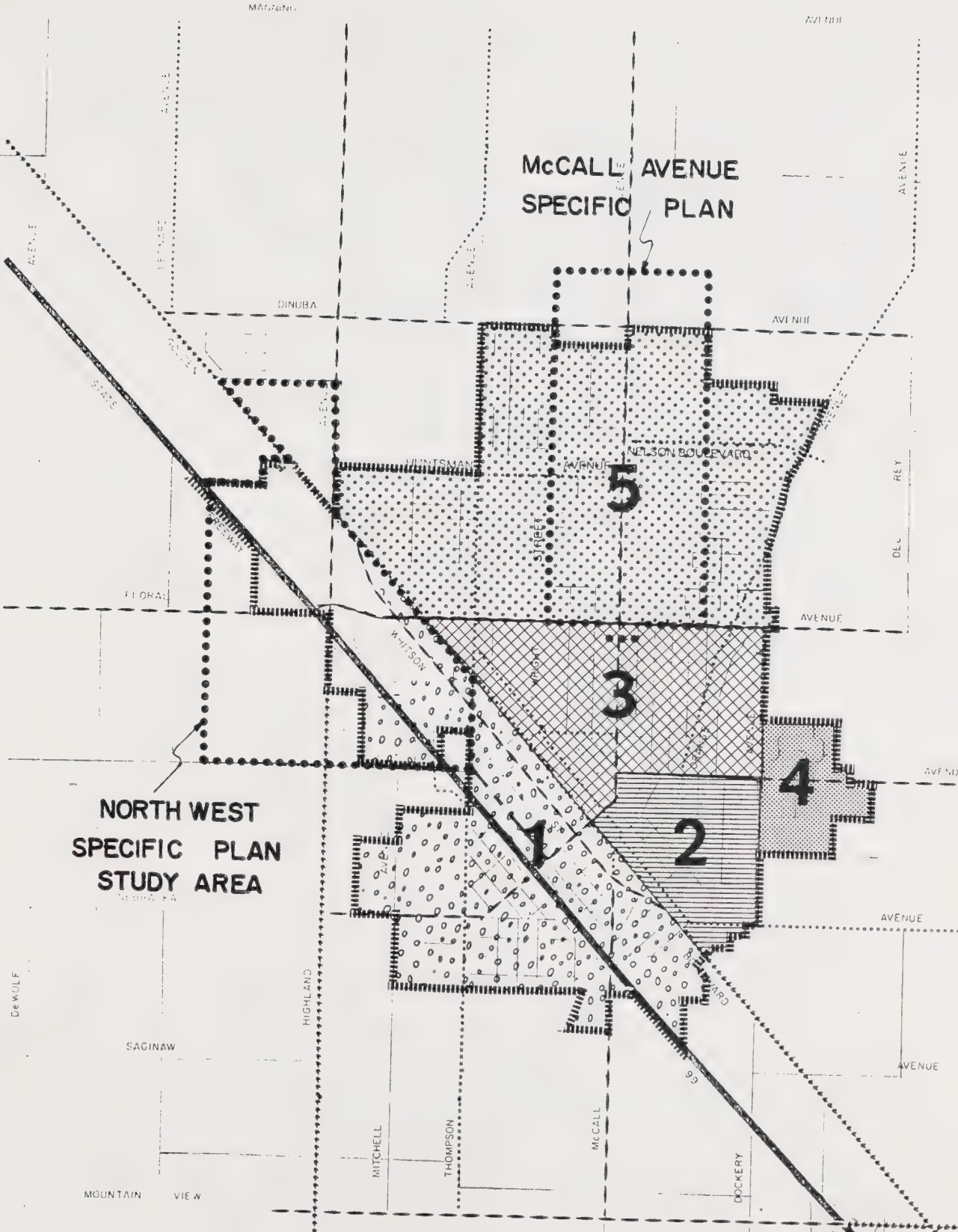
VII NEIGHBORHOOD PROFILES

A. Introduction

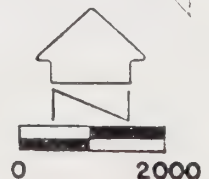
Prior to this section, housing and population characteristics have been observed on a citywide basis. But housing problems and needs, and their solutions, differ greatly from one part of the City to another. Therefore, it is essential to an effective housing program to identify areas or neighborhoods with similar housing situations and target appropriate programs to each.

A neighborhood cannot be defined strictly based on housing conditions, however. Population characteristics such as age, race and income must be considered along with housing type, age, condition, price, household size, overcrowding, and length of residency. A third defining factor is geographical in nature. It can be a major street, freeway or railroad defining the boundaries, or a point of central focus such as a school, park or commercial center.

For the purposes of this study, the Planning Commission and Environmental Impact Review Committee were asked to draw boundaries of the City's neighborhoods as they saw them, given many of the above factors. These maps were combined with a field survey of neighborhood appearance and physical conditions, and the division of available Census data into Block Groups (1974) and Enumeration Districts (1970). This section shows the neighborhood definitions that resulted. There are five neighborhoods, the minimum number determined necessary to define distinctly different areas. A more detailed breakdown could occur, but a large number of small areas would be more difficult to compare and contrast. If a definite subgroup of a neighborhood exists, it's particular needs may be addressed within the discussion of the neighborhood. (The housing characteristics for each neighborhood are included in the Appendix.)



- | | | |
|----------------|---------------|--|
| NEIGHBORHOOD 1 | WEST SELMA | CITY OF SELMA
HOUSING ELEMENT
NEIGHBORHOOD MAP |
| NEIGHBORHOOD 2 | SOUTH SELMA | |
| NEIGHBORHOOD 3 | CENTRAL SELMA | |
| NEIGHBORHOOD 4 | EAST SELMA | |
| NEIGHBORHOOD 5 | NORTH SELMA | |



B. Neighborhood I - West Selma

The West Selma neighborhood is a roughly triangular shaped area bounded by the railroad tracks and the downtown commercial area on the northeast, and the edge of the urbanized area on the west and south. It is a predominantly Hispanic area, housing 65% of the City's Hispanic population and being 82% Hispanic in composition, with a Caucasian and Black minority segment. This concentration of an ethnic group can be seen as a positive factor in the area's potential rejuvenation. There are strong cultural ties which can hold a neighborhood like this together, and which will keep people in their homes even after they have been upgraded and are worth more on the housing market. Thus, a housing program's benefits will stay with the area's original residents and intended benefactors.

Income levels in this neighborhood are quite a bit lower, with median income being a little more than half of the citywide median. The median age of West Selma's residents is also 6-10 years younger than the other neighborhoods, indicating a larger number of children in West Selma. The resulting larger family size is also indicated by the larger household size, as compared to areas with similar housing types (Neighborhoods II and III) and by the overcrowding rate which is two to three times or more higher than other neighborhoods and the city as a whole.

The lower income level shows up in the lower owner occupancy rate, 15% below the citywide rate and even 5% below that for the citywide Hispanic population. This lower ownership rate exists even though the median housing value is only two-thirds that of Neighborhoods II and III, where ownership rates are higher. Only rental amounts are comparable to the other two neighborhoods which have similar housing-type profiles (Neighborhoods II and III).

The higher renter rate results in a shorter residency than that of the other neighborhoods (except the very newly constructed North-of-Floral Area). But the turnover rate is not so low as to be a major concern. Approximately 42% of the residents had lived in West Selma 7 years or longer.

West Selma's housing-type mixture closely parallels that of the city as a whole, but differs from the Country Club Estates and North-of-Floral Areas (areas IV and V), which are almost entirely composed of single family dwellings. Housing type is not the only difference between West Selma's housing and that of the other neighborhoods. Housing quality also differs, with West Selma having the highest concentration of housing in need of major repair, rehabilitation, and in some cases, replacement.

The population size has remained stable or grown slightly, as has the housing stock, with a slight reduction in single family housing and an increase in multiple family units and mobilehomes.

The vacancy rate is double that of the rest of the city, due partly to the higher percentage of rental housing. It may also indicate a weaker housing market in the area.

The mixture of residential, commercial and industrial uses between the freeway and the railroad tracks has had a detrimental influence on housing quality, and the freeway itself has affected housing on both sides of it, in large part because the freeway was constructed "at grade". Noise levels are high immediately adjacent to the freeway, and the railroad corridor, which carries approximately 25 trains per day, is unattractive.

C. Neighborhood II - South Selma

South Selma is bounded by Rose Avenue on the north, the downtown on the west, and the edge of the urban area to the south and east (excluding the Country Club Estates development). It includes an older residential section, a County Housing Authority complex of Federal low-income housing, and a section of newer, more expensive homes. The population and housing data is dominated, however, by the older residential area, and the others are included largely due to the fact that they were part of the Census divisions.

The area has a racially mixed, slightly older population with a moderate income level. Household size is smaller than the city average, due partly to the smaller number of children and partly to the smaller size of the older homes in the area. The elderly population is also larger here than it is citywide, thus resulting in smaller households.

Overcrowding is below that of the citywide average, although not by much. Tenure leans more toward rentership, with half the population renting their housing. The higher rentership level may be due partly to the presence of the Housing Authority units. Even with a 50% renter population, the median length of residency is over 7 years.

Housing values are also moderate (45% higher than Neighborhood I), while rents are the same as those in West Selma (largely due to the subsidized rents in the Federal housing project).

The housing type is predominantly single family units with 10% multiple units (many in the Housing Authority). The quality of the housing is mixed between well maintained older homes and those requiring substantial work.

The poorer condition of some of the housing is due partly to age of the structures. Another contributing factor could be the vacancy rate which is below the desired level, and showed a zero for sale vacancy rate when the 1974 Census was conducted. Demand pressure and quick turnover do not allow for adequate repairs, on rental units especially. A third factor is the proximity of parts of the area to commercial and industrial activity, reducing the desirability of the area and therefore its value and the amount of maintenance provided to some units.

D. Neighborhood III - Central Selma

Central Selma is defined by its geographical proximity to the downtown area, and the neighborhood is bounded by West Front Street on the west, Floral Avenue on the north, Dockery Avenue on the east, and Rose Avenue on the south.

It is also a racially mixed neighborhood, with a similar age and income structure to Neighborhood II. Household size is also similar as is housing value, although rents are about 20% higher, as should be expected, since Southeast Selma's rents were unusually low.

Tenure is almost equal to that of the citywide average of renters versus owners. The median length of residency for Neighborhood III, at 6.2 years, is almost two years longer than the citywide median.

Housing type mixture shows a larger percentage of multiple family units than any other neighborhood. The vacancy rate is also just slightly above the citywide average as it should be for a slightly higher rentership rate.

The overall quality of the homes is good. However, there are scattered structures in need of rather extensive work. Due to the age of the majority of the homes, a decline in quality is inevitable without regular maintenance. The overcrowding rate is below the citywide average, but it is present nonetheless. Overcrowded conditions and the socio-economic factors that often accompany them are another contributor to housing quality decline. So far, most units in Neighborhood III have escaped this fate and Central Selma remains a quiet, older, well-kept neighborhood. But as with parts of Neighborhood II, the possibility of declining quality is ever present in older residential areas.

E. Neighborhood IV - East Selma

East Selma consists of a new development of custom homes which extends east of Dockery Avenue, just north of Rose Avenue, often referred to as the Country Club Estates Area.

The area is predominantly Caucasian, with a minority group of Asian residents. The age level breakdown shows a higher percentage of those persons between 18 and 65, and half the percentage of elderly than the population as a whole. Household size is larger due to the lack of multiple family dwellings in the area, the larger number of adults of child-bearing age and the fewer elderly households (which are usually smaller).

Incomes are almost double those of Neighborhoods II and III and housing values are much higher. This is to be expected in a housing development that was designed as an exclusive custom home development. Also, as would be expected, the homeownership rate is nearly 100% (the 4% renters shown on 1970 Census data is most likely for other parts Enumeration District 522). The overcrowding is probably also located outside the neighborhood.

Housing is all single family residences in excellent condition. The vacancy rate is 3-4%, which is adequate for the area. The median length of residency is higher than the citywide median in 1974, but considering the homeownership rate, it is to be expected (given the young age of the development).

F. Neighborhood V - North Selma

The North Selma Area, is just what the name implies, all the residential development north of Floral Avenue. Most of this consists of newer residential subdivisions (25 years or younger), a few apartment complexes, and a large mobilehome park (the latter two categories having been built since the 1974 Census). There are many individual subdivisions which their residents would consider separate neighborhoods. But for the purpose of the housing plan and the programs and policies it includes, the North-of-Floral area has many similarities that make it a "neighborhood". The geographical definition of census areas also limits the consideration of smaller areas.

The North-of-Floral area is predominantly white with a small Hispanic minority. It is a younger population than all the other areas except West Selma. Again, as with Neighborhood IV, the 18-65 year category is larger and the over 65 category is smaller than those for the city as a whole. Incomes are the highest in the city, with a median nearly twice that of the city. (Neighborhood IV may have a higher income level by now, but 1974 data was limited and sketchy.)

Household size is slightly greater than the citywide figure, but again, as in Neighborhood IV, this is probably due to larger homes, fewer elderly households, and more adults of child-bearing age. Almost all the housing is single family, and 87% of the households are owner occupied. Overcrowding is present, but in a lesser degree than most other areas of the city. Housing values are the second highest of all the neighborhoods, but they were still within the purchasing range of the median citywide income in 1974 (although the housing market of the 1980's may change or already has changed that possibility). The vacancy rate is 3%, which is below the desired citywide figure, but since a larger percentage of the households are owner occupied (requiring a 2% vacancy rate), the 3% rate is appropriate.

The median length of residency is lower than everywhere except West Selma, but this may be due to the fact that many of the homes were built and first occupied in the early seventies (right before the 1974 Census was taken).

The many factors discussed above combine to make for a good-to-excellent quality housing stock in the North-of-Floral area. In this same area, however, there are scattered homes on rural lots which are not all in good condition and may be the cause of much of the overcrowding.

VIII

INTERGOVERNMENTAL COORDINATION AND CITIZEN PARTICIPATION

The City is small enough that community involvement in the planning process is assured through the Selma Enterprise, a newspaper of local interest that covers the three city area of Kingsburg, Fowler and Selma.

The Planning Commission is made up of nine members, the Environmental Impact Review Committee includes five members, and there are five elected City Council members. Real estate, development, community interest groups, affected agencies and districts, and service clubs were all represented in the preparation of the Draft Interim Housing Element.

Public meetings and hearings, along with the final environmental review of the Draft Interim Housing Element were completed in conjunction with State review of the Element for technical adequacy. Comments were received from the State Department of Housing and Community Development and the State Office of Planning and Research responded to the environmental assessment. Changes have been made accordingly in the Housing Element to reflect the comments of State Agencies. The final Interim Housing Element is to eventually be published in conjunction with the Land Use and Circulation Elements of the General Plan. A complete General Plan update has been scheduled for fiscal year 1981-82, although it is anticipated that this effort may continue into fiscal year 1982-83.

IX

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APPENDIX A
BACKGROUND DATA*

A. Sources and Explanations

1. Population 1980: 9,750

Sources: State Department of Finance

2. Population 1985: 10,004 - 10,503

Sources: State Department of Finance
Fresno County Planning Department

3. Persons in Group Quarters: 146 (1.5% total population)

Sources: City of Selma Survey, Planning Department
1979

4. Handicapped Persons: 634 (1980)

$$9,750 \times 6.5\% = 634$$

Sources: Handicapped Survey, Council of Fresno County
Government, 1978, Handicapped Rate 20/308 =
6.5%

5. Households: 3,229 (1979)

Sources: State Department of Finance Estimates 1979

6. Households 1985: 3,557 (low) - 3,735 (high)

Sources: Projected based on 1979 State Department of
Finance Estimates

7. Average Household Size: 2.87 (1980)

Sources: Projected based on population and number of
households

8. Female-Headed Households: 116 (1979)

$$3,229 \times 3.6\% = 116$$

Sources: U.S. Bureau of the Census, 1970

9. Overcrowded Households: 420

The U.S. Bureau of the Census, 1970, identified 13% of households in Selma as being overcrowded. By straight line projection, the 1979 total can be found as follows:

$$3,229 \times 13\% = 420 \text{ (1979)}$$

10. Ethnic Characteristics:

White	57.0%
Black	.7%
Spanish - Surname	40.0%
Others	2.3%

Sources: Fresno County Special Census, 1974

11. Income Characteristics

In 1970, the County Median Family Income was \$8,622 (U.S. Bureau of the Census, 1970).

<u>1970 Median Family Income</u>		<u>Selma 1970 Families</u>	
\$ 4,311	(50%)*	522	28%
\$ 4,312-\$ 6,898	(50%-80%)	303	17%
\$ 6,899-\$10,346	(80%-120%)	436	24%
\$10,347+	(120%+)	569	31%
		<u>1830</u>	<u>100%</u>

*Percentage shown is of County Median Income (CMI)

Source: U.S. Bureau of the Census, 1970

1980 Selma Households: 3,346

$$(9,750 - 146) \div 2.87 = 3,346 \text{ or total households}$$

Sources: State Department of Finance Estimates

50%	of CMI	3346	x	28%	=	937	= 1506 Households below 80% of Median Income
50%-80%	of CMI	3346	x	17%	=	569	
80%-120%	of CMI	3346	x	24%	=	803	
120%+	of CMI	3346	x	31%	=	1037	

12. Total Units: 3,647

Sources: City of Selma Survey of December 1979

13. Owner 61%
Renter 39%

Sources: U.S. Bureau of the Census, 1970

14. Vacancy Rate: 0.8%

Sources: City of Selma Survey of December 1979

15. Type of Housing:

Single Family	2,727	75%
2-4 Units	154	4%
5+ Units	525	14%
Mobilehomes	241	7%
	<u>3,647</u>	<u>100%</u>

Sources: City of Selma Survey of December 1979

16. Age of Housing:

Pre 1930 - 1939	831	23%
1940 - 1949	576	16%
1950 - 1959	535	15%
1960 - 1964	301	8%
1965 - 1968	181	5%
1969 - 1974	370	10%
1975 - Present	853	23%
	<u>3,647</u>	<u>100%</u>

Sources: City of Selma Survey of December 1979

17. Total Substandard Housing 474

The figure is based on the U.S. Bureau of the Census, 1970, showing 23 units lacking plumbing facilities and 302 units having 1.01 or more persons per room $23 + 302 = 325$ or 13% (325 of 2,436 units).

$3,647 \times 13\% = 474$ (Current housing stock times assumed percentage from 1970 Census.)

Sources: City of Selma Survey of December 1979
U.S. Bureau of the Census, 1970, (projected)

18. Units Needing Rehabilitation

A total of 772 units or 21% of the housing stock needs some type of rehabilitation. This figure includes some "substandard" housing, since no interior survey was made of individual dwelling units.

Sources: City of Selma Survey of December 1979

19. Units Needing Replacement:

15 units per year

Sources: City of Selma Survey of December 1979
Fresno County Environmental Health
Department

20. Cost:

Median Sales Price: \$58,763
(62 units sold first half 1980)

New Units: \$70,000 to \$150,000

All Units (re-sale): \$40,000 to \$150,000

Average Rent: \$85.00 (1970)

$$\$60 \times 0.483 + \$115 \times 0.447 + \$200 \times 0.023 = \$85$$

In 1981, rentals of both single family dwellings and apartments ranged from an estimated \$105 per month on the west side of the City to \$250 on the northeast side of the City.

Sources: Fresno County Assessor's File (compiled by
by Farentholl)
U.S. Bureau of the Census, 1970
Survey of Local Realtors - 1981

*This summary is for use by State Department of Housing and Community Development when evaluating the Housing Element. The Summary consists of two parts.

APPENDIX B
SUPPORTING DOCUMENTATION

A. Affordability

1. Below 80% of County Median Income

$$937 + 569 = 1,506 \text{ Households (1980)}$$

(See #11, Background Data, Sources and Explanations)

2. Projected Housing Units: (See Page 46 of Housing Element Manual)

$$[(OH \times \frac{1}{1-V/S}) + RH \times (\frac{1}{1-V/R})] \times (\frac{1}{1-OV})$$

OH = Owner Households

RH = Rental Households

V/S = Desired For Sale Vacancy Rate

V/R = Desired For Rent Vacancy Rate

OV = Actual Other Vacancy Rate

Present Unmet Housing Need, 1980 - City of Selma

$$\text{Total Household } 9,750^* - 146^{**} \div 2.87^{***} = 3,346$$

*Total Population

**Persons in Group Quarters

***Household Size

$$RH = 3,346 \times .39 = 1,305$$

$$OH = 3,346 \times .61 = 2,041$$

$$V/S = .02 \text{ (statewide estimate)}$$

$$V/R = .06$$

$$OV = .01 \text{ (derived from 1970 Census)}$$

$$[(2,041 \times \frac{1}{1-.02}) + (1,305 \times \frac{1}{1-.06})] \times (\frac{1}{1-.01}) = (2,082 + 1,388) \times 1.01 = 3,505 \text{ (needed units)}$$

$$3,505 - 3,647 \text{ (existing units)} = 142 \text{ units surplus}$$

1985 Unmet Housing Need - City of Selma

$$\text{Households} = 10,503^* - 157^{**} \div 2.77^{***} = 3,735$$

*Population

**Population x 1.5% = Persons in Group Quarters

***Household Size Projected

$$\begin{aligned} \text{OH} &= 3,735 \times .61 = 2,278 \\ \text{RH} &= 3,735 \times .39 = 1,457 \\ \text{V/S} &= .02 \\ \text{V/R} &= .06 \\ \text{OV} &= .01 \end{aligned}$$

$$(2,278 \times \frac{1}{.98} + 1,457 \times \frac{1}{.94}) \times \frac{1}{.99} = 2,278 \times 1.02 + 1,457 \times 1.01 = 3,907 \text{ units needed in 1986}$$

$$3,907 \text{ units} - 3,647 \text{ existing units} = 260 \text{ units}$$

3. Basic New Construction Needs - City of Selma

1980 Households	3,346
1985 Households	3,735 (Projected)
1980 Housing Units	3,647
1985 Housing Units	3,907 (Projected)

Assuming that the number of housing units increases by the same number each year.

$$(3,907 - 3,647) \div 5 = 52$$

B. Rehabilitation and Replacement

1. Total Number of Housing Units in need of Rehabilitation

This figure should be broken down by either multi-family/single family or by ownership/rental units or both if data is available.

Suitable for Rehabilitation

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Occupied	284	182	466
Vacant	<u>5</u>	<u>3</u>	<u>8</u>
Total	289	185	474

2. Total Number of Housing Units in need of Replacement

A recent windshield survey identified approximately 100 housing structures which may require demolition. However, many may be rehabilitatable. Therefore, perhaps 15 structures will be removed at maximum per year for the first five years, and then continue as needed in the older sections of town, and the outlying rural areas as they are annexed to the city. Assuming that the city's rehab program proposed in this Housing Element will prevent some houses from reaching demolition quality, the number of demolitions will probably fall off beyond 1985. However, for housing projection purposes an average

annual removal rate of .0039 (15 per year with an average housing stock size of 3,848 from 1980 to 1990, using the lower estimate for 1990) will be used to give the highest replacement estimate possible within the above assumptions. If the need is less, then the plan will more than adequately accommodate it.

Suitable for Replacement Per Year

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Occupied	8	6	14
Vacant	<u>1</u>	<u>0</u>	<u>1</u>
Total	9	6	15

C. New Construction

1. Total Vacancy Rate

A 2% vacancy rate for owner units and/or 5% vacancy rate for rental units, or 4% overall, constitutes adequate vacancy for "turn over", the vacancy required for adequate choice when persons move from one unit to another.

If the vacancy rate is above 4% overall, the vacant units should be analyzed by size and price to determine if vacant units represent a resource for identified needs.

Source: January 1979 Department of Finance, Population Research Section

A windshield survey of the local area housing stock shows a .8% vacancy rate, or less than 1% as of December 1979. That indicates that an adequate choice is not present in the housing market.

2. Total Number of Units that are overcrowded (As defined by more than 1.01 persons per room.)

3,229 x 13% = 420 (1979)

See 9

See A3. Basic New Construction Needs

302 units in 1970

D. Provision of Adequate Sites

1. An analysis of vacant residential land showing acreage and maximum number of units potentially developable during the next 5 years, and at ultimate buildout.

Vacant or Underutilized Residential Land	Acreage		Maximum Potential Units	
	Ultimate* Build Out	Build In Next 5 Years	Ultimate* Build Out	Build In Next 5 Years
Low Density		190		697
Medium Density		40		399
High Density		107		1,685
Vacant Commercial/ Industrial Land Suitable for Residential Development		0		0

*A maximum of 10,730 d.u. or a minimum of 3,760 d.u. were estimated as being reasonable targets in the 1980 Circulation Element of the General Plan. Until the Land Use Element of the General Plan is complete, these numbers will not be available.

2. An Analysis of Publicly Owned Surplus Land

The City of Selma only contains one publicly owned surplus land site available for housing (approximately 10 units). This site is owned by the County Housing Authority.

3. Present and planned infrastructure and constraints (i.e., sewer/water moratorium) and how it will impact the provision of adequate sites for nonmarket rate housing with the five-year Housing Element Process.

Present and planned infrastructure appear to meet the sewer and water servicing needs of the City, however, the Selma-Kingsburg-Fowler County Sanitation District and the City are about to undertake a study of the City's sewer system to assure compatibility with the Land Use Element of the General Plan, now in progress (January 1981).

4. Standards and Criteria to determine the suitability of various sites for potential nonmarket rate housing are required to be considered.

Criteria include: Proximity of the site to commercial services, acquisition and construction cost, distance from sources of noise and air pollution, proximity to recreational facility and sources of employment, etc.

Sites in Selma that have a high potential for nonmarket rate housing are shown on the map titled, "Plan for Proposed Sites to be Developed, 1980-85." All sites for housing are required to meet strict environmental standards and Service Plans demonstrating adequacy of

sites must be prepared prior to annexation of new territories. The Action Plan includes a minimum of 164 nonmarket rate households to be constructed by 1985. The maximum estimate, from Planning Department estimates is 341.

5. Where cities are near "buildout" an analysis of underutilized land, i.e., older developed residential area, industrial/commercial or other sites suitable for conversion to residential use.

An estimated 55 of the 164 units in the Action Plan are expected to be in or near the center of Selma. Selma is not at the build out stage.

E. Constraints

1. Market Constraints

This analysis should include an assessment of the cost factors which contribute to sales price or monthly rental and an evaluation of the types of housing which can be provided at different price levels within the existing constraints of the market.

In analyzing the market constraints that affect the housing market in Selma, it is evident that the financial situation and the national economy, as well as the effects of inflation in all areas related to housing including materials, labor, financing and land, coupled with high interest rates are major obstacles affecting the housing market nationwide and in the City of Selma. Land and labor costs are rising, but not nearly as high as in the major metropolitan portions of the State. Building materials are more expensive relative to metropolitan areas due to high transportation costs. The local labor wage rates are lower than average wages paid in metropolitan areas. Lack of available construction financing also limit construction of new housing in Selma. In December of 1979 the vacancy rate for Selma was 0.8%. A survey showed that 31% of the City's population rent their housing. This situations makes the rental housing market very competitive and expensive as renters do not have adequate choice.

The average price for sale housing in 1978 was \$36,082, and in 1979 was \$50,780. Currently the average price is \$58,763. This situation would appear to be an advantage to the community, but also encourages more housing and land speculation.

In summary, the housing problems in Selma are acute. The market is definitely affected by the constraints that have been enumerated.

2. Governmental Constraints

This analysis should describe the local public actions that constrain the production of affordable housing.

A. Land Use and Development Control

- 1) Zoning ordinance that includes large minimum lot size, floor area, frontage or setback requirements.

The City of Selma does not require large minimum lot size nor does it require a specific amount of floor area. For example, the minimum lot size in a single family zone is 7,000 square feet which is not excessive. Any land zoned for Precise Plan can have some requirements waived.

- 2) Zoning ordinances that do not allow for flexible development standards such as planned unit development or mixed use development.

The City of Selma Zoning Ordinance has a Precise Planned Zone which allows flexible development standards.

- 3) Growth management program that limits the supply of housing, but do not contain affirmative strategies to ensure the provision of low and moderate income housing.

The City of Selma does not have a growth management program.

- 4) Inconsistency between zoning and General Plan.

The Selma General Plan was adopted in 1973. The Zoning Ordinance was adopted in 1963, all inconsistencies between zoning and General Plan will be changed to be compatible with the General Plan.

- 5) Other development review standards, i.e., architectural, landscaping, historic preservation, which increase the cost of housing.

The City of Selma requires that all new multi-family, commercial or industrial structures must be approved by the Site Plan Review process before a building permit may be issued. The purpose of the Site Plan Review is to encourage and assist applicants to achieve good design in the City.

In conclusion, it does not appear that Selma's existing land use and development controls constrain the production of affordable housing.

B. Service and Facility

- 1) Limited sewer or water capacity and/or limited infrastructure (small or old pipes).

Currently, there is both adequate sewer and water servicing capacity.

- 2) High amenity standards - wide streets, large park dedication requirements.

The standards for public improvement relate directly to the density and environmental constraints of the development. Sidewalk, curb and gutter are required to be provided by the developer or property owner and are maintained by the City.

C. Permit Approval Process

Amount of time, and its cost, required to complete permit process.

The City of Selma, in general, has an abbreviated development process. Once land is designated by the General Plan and on the Zoning map for a particular type of development, only a building permit is necessary, unless the proposal is required to be reviewed through the site plan or subdivision procedures. A yearly time schedule for processing permits is approved by the Planning Commission in January of each year.

Fees are too low and do not cover the costs incurred by the City.

General Plan Amendment	\$ 250.
Zone Changes	\$ 100.
Variance	\$ 75.
Lot Line Adjustment	\$ 50.
Site Plan Review	
a. Advertising Sign Boards or Structures	\$ 15.
b. Residential - 5 units or less	\$ 30.
6-10 units	\$ 50.
11+ units	\$ 50.*
*Plus \$2.00 for each additional unit over ten, not to exceed \$100.	
Environmental Assessment	\$ 25.
Tentative Parcel Map	\$ 75.
Final Parcel Map	\$ 25.
Tentative Tract Map (minimum)	\$ 100.
or \$5.00 per lot, whichever is greater.	
Final Tract Map	\$ 50.
Subdivision Inspection Fee - 2½%	
Waiver of Final Parcel Map Application	\$ 50.
Conditional Use Permit	\$ 50.

D. Local Utilization of State and Federal Programs

- 1) Lack of local administration to utilize State and/or Federal programs.

The City has sufficient staff to assist developers and other agencies, but does not have a housing authority and does not contemplate having one in the near future. (See Policy Section and Action Plan.)

E. Article 34

- 1) Lack of Article 34 referendum authority.

The voters failed to pass a referendum in 1978 for 500 units.

APPENDIX C

CITY OF SELMA

PLANNING DEPARTMENT SURVEY OF COMSTOCK ESTATES HOUSING AREA

Survey Date - 11/14/80

Total Dwellings in Tract	184
Total Dwellings Surveyed	161
Percent of Total Households Surveyed	87.5%
Original Owners	151
If not original owner, how long lived at this address	Under 1 Year 3
	1 - 2 Years 6
	Over 2 Years 1
Total Population Surveyed	786
Population ÷ Households - H.H. Pop.	4.88
Numbers of Persons	Over 65 2
	60 - 65 6
	45 - 60 51
	25 - 45 233
	18 - 25 77
	10 - 18 184
	Under 10 233
Income Levels	2,000 - 4,000 9
	4,000 - 6,000 19
	6,000 - 8,000 24
	8,000 - 10,000 23
	10,000 - 12,500 28
	12,500 - 15,000 26
	15,000 - 20,000 18
	20,000 - 30,000 14
Ethnic Composition	Hispanic 119
	Caucasian 34
	Black 2
	Hindu 3
	No Response 3

NOTE: Numbers may not total to households surveyed, since people did not respond to some questions.

APPENDIX D

NEIGHBORHOOD DATA - 1974 SPECIAL CENSUS

Neighborhood I - West Selma

1974 Special Census (Block Groups 100, 200 & 300 of CT 71)

<u>Housing Type</u>	<u>Number of Structures</u>	<u>% of Total</u>	<u>Persons per Household</u>
1	624	84%	3.59
2 - 4	56	7%	3.56
5+	36	5%	3.44
Trailer	28	4%	2.07
Miscellaneous	2	---	2.50
Total	746	100%	3.52

How long lived at current address?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	53	---
Less than 1 year	157	23%
1 - 2 years	77	11%
2 - 3 years	52	8%
3 - 4 years	24	4%
4 - 5 years	37	5%
5 - 6 years	18	3%
6 - 7 years	25	4%
7+ years	278	42%
Total (not including "no response")	668	100%

Median - 4.8 years

What was the household income for 1973?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	228 ^a	---
Under \$2,000	125	25%
\$2,000 - \$4,000	126	26%
\$4,000 - \$6,000	82	17%
\$6,000 - \$8,000	61	12%
\$8,000 - \$10,000	45	9%
\$10,000 - \$12,000	33	7%
\$12,500 - \$15,000	9	2%
\$15,000 - \$20,000	8	2%
\$20,000 - \$30,000	1	---
\$30,000+ (or no data entered)	3	1%
Total (not including "no response")	493	---
Median - \$3,923		

^a"No response" constituted 32% of all responses.

Age

	<u>No. of Persons</u>	<u>% of Total</u>
Total	2,564	---
Under 18 years	1,045	41%
Over 65 years	275	11%

Median age - 22 years

Unknown - 22

Racial Composition

	<u>Caucasian</u>	<u>Hispanic</u>	<u>Black</u>	<u>Oriental</u>	<u>Native American</u>
Male	245	1,004	20	17	0
Female	287	948	13	18	0
Total - No.	352	1,952	33	35	0
- Percent	15%	82%	1%	1%	-

Neighborhood II - South Selma

1974 Special Census (Block Group 500 of CT 70)

	<u>Number of Structures</u>	<u>% of Total</u>	<u>Persons per Household</u>
1	306	90%	2.53
2 - 4	20	6%	1.55
5+	13	4%	2.09
Trailer & misc.	0	0%	0.00
Total	339	100%	2.45

How long lived at current address?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	18	---
Less than 1 year	52	17%
1 - 2 years	34	11%
2 - 3 years	19	6%
3 - 4 years	16	5%
4 - 5 years	11	4%
5 - 6 years	11	4%
6 - 7 years	8	3%
7+ years	153	50%
Total (not including "no response")	304	100%
Median - 7+ years		

What was the household income for 1973?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	133 ^a	---
Under \$2,000	16	8%
\$2,000 - \$4,000	43	22%
\$4,000 - \$6,000	36	19%
\$6,000 - \$8,000	22	12%
\$8,000 - \$10,000	15	8%
\$10,000 - \$12,500	20	11%
\$12,500 - \$15,000	19	10%
\$15,000 - \$20,000	9	5%
\$20,000 - \$30,000	6	3%
\$30,000+ (or no data entered)	3	2%
Total (not including "no response")	189	100%
Median - \$6,000		

^a"No response" constituted 40% of all responses.

Age

	<u>No. of Persons</u>	<u>% of Total</u>
Total	804	---
Under 18 years	208	26%
Over 65 years	146	18%

Median age - 32

Unknown - 3

Racial Composition

	<u>Caucasian</u>	<u>Hispanic</u>	<u>Black</u>	<u>Oriental</u>	<u>Native American</u>
Male	256	120	4	15	0
Female	294	97	6	11	0
Total - No.	550	217	10	26	0
- Percent	69%	27%	1%	3%	0

Neighborhood III - Central Selma

1974 Special Census (Block Groups 400 & 600 of CT 70)

	<u>Number of Structures</u>	<u>% of Total</u>	<u>Persons per Household</u>
1	635	79%	2.66
2 - 4	69	9%	2.01
5+	102	13%	2.35
Trailer & misc.	0	0%	0.00
Total	806	100%	2.56

How long lived at current address?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	45	---
Less than 1 year	177	24%
1 - 2 years	85	12%
2 - 3 years	30	4%
3 - 4 years	26	4%
4 - 5 years	27	4%
5 - 6 years	14	2%
6 - 7 years	34	5%
7+ years	337	46%
Total (not including "no response")	730	100%

Median - 6.2 years

What was the household income for 1973?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	174 ^a	---
Under \$2,000	62	10%
\$2,000 - \$4,000	146	24%
\$4,000 - \$6,000	90	14%
\$6,000 - \$8,000	61	10%
\$8,000 - \$10,000	57	9%
\$10,000 - \$12,500	64	11%
\$12,500 - \$15,000	49	8%
\$15,000 - \$20,000	34	6%
\$20,000 - \$30,000	22	4%
\$30,000+ (or no data entered)	16	3%

Total (not including "no response") 601 100%

Median - \$6,200

^a"No response" constitutes 23% of all responses.

Age

	<u>No. of Persons</u>	<u>% of Total</u>
Total	2,030	---
Under 18 years	559	27%
Over 65 years	381	19%

Median age - 31

Unknown

Racial Composition

	<u>Caucasian</u>	<u>Hispanic</u>	<u>Black</u>	<u>Oriental</u>	<u>Native American</u>
Male	651	242	6	19	0
Female	829	259	8	13	0
Total - No.	1,480	501	14	32	0
- Percent	73%	25%	1%	2%	0

Neighborhood IV - East Selma

1974 Special Census (Block Group 700 CT 70)

<u>Housing Type</u>	<u>Number of Structures</u>	<u>% of Total</u>	<u>Persons per Household</u>
1	33	100%	3.58
2 - 4	0	0%	0.00
5+	0	0%	0.00
Trailer & misc.	0	0%	0.00
Total	33	100%	3.58

How long lived at current address?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	1	---
Less than 1 year	4	14%
1 - 2 years	1	3%
2 - 3 years	8	27%
3 - 4 years	1	3%
4 - 5 years	0	---
5 - 6 years	1	3%
6 - 7 years	1	3%
7+ years	14	47%
Total (not including "no response")	30	100%

Median - 6 years

What was the household income for 1973?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	9 ^a	---
Under \$2,000	0	---
\$2,000 - \$4,000	1	5%
\$4,000 - \$6,000	3	13%
\$6,000 - \$8,000	1	5%
\$8,000 - \$10,000	3	14%
\$10,000 - \$12,500	6	27%
\$12,600 - \$15,000	2	9%
\$15,000 - \$20,000	5	22%
\$20,000 - \$30,000	0	---
\$30,000+ (or no data entered)	1	5%
Total (not including "no response")	22	100%
Median - \$11,350		

^a"No response" constitutes 31% of all responses.

Age

	<u>No. of Persons</u>	<u>% of Total</u>
Total	111	---
Under 18 years	38	34%
Over 65 years	8	7%
Median age - 30		
Unknown 1		

Racial Composition

	<u>Caucasian</u>	<u>Hispanic</u>	<u>Black</u>	<u>Oriental</u>	<u>Native American</u>
Male	48	0	0	8	0
Female	47	0	0	7	0
Total - No.	95	0	0	15	0
- Percent	86%	0%	0%	14%	0%

Neighborhood V - North Selma

1974 Special Census (Block Groups 100, 200 & 300 CT 70)

<u>Housing Type</u>	<u>Number of Structures</u>	<u>% of Total</u>	<u>Persons per Household</u>
1	607	100%	3.25
2 - 4	0	0%	0.00
5+	0	0%	0.00
Trailer & misc.	0	0%	0.00
Total	607	100%	3.25

How long lived at current address?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	10	---
Less than 1 year	106	18%
1 - 2 years	88	15%
2 - 3 years	52	9%
3 - 4 years	41	7%
4 - 5 years	27	5%
5 - 6 years	23	4%
6 - 7 years	22	4%
7+ years	219	38%
Total (not including "no response")	578	100%

Median - 4.8 years

What was the household income for 1973?

	<u>No. of Persons</u>	<u>% of Total</u>
No response	116	---
Under \$2,000	7	1%
\$2,000 - \$4,000	33	7%
\$4,000 - \$6,000	23	5%
\$6,000 - \$8,000	30	6%
\$8,000 - \$10,000	54	12%
\$10,000 - \$12,500	94	20%
\$12,500 - \$15,000	105	22%
\$15,000 - \$20,000	81	17%
\$20,000 - \$30,000	37	8%
\$30,000+ (or no data entered)	8	2%
Total (not including "no response")	472	100%
Median - \$12,500		

Age

	<u>No. of Persons</u>	<u>% of Total</u>
Total	1,908	---
Under 18 years	688	36%
Over 65 years	104	5%
Median age - 28		
Unknowns - 4		

Racial Composition

	<u>Caucasian</u>	<u>Hispanic</u>	<u>Black</u>	<u>Oriental</u>	<u>Native American</u>
Male	747	143	0	17	0
Female	815	158	1	21	1
Total - No.	1,562	301	1	38	1
- Percent	82%	16%	-	2%	-

APPENDIX E

CALCULATION OF DECREASE IN HOUSEHOLD SIZE

HOUSEHOLD SIZE CHANGE TRENDS

<u>YEAR</u>	<u>H.H. SIZE</u>	<u>CHANGE IN SIZE</u>	<u>AVERAGE ANNUAL DECREASE IN H.H. SIZE</u>
1970	3.15		
1974	3.03	.12	0.030
1979	2.90	.13	0.026

PROJECTION OF HOUSEHOLD SIZE

<u>YEAR</u>	<u>AVERAGE ANNUAL DECREASE IN H.H. SIZE</u>	<u>TOTAL DECREASE H.H. SIZE OVER PREV. PERIOD</u>	<u>H.H. SIZE</u>
1979	0.026		2.90
1980	0.025	0.025	2.87
1985	0.021	0.105	2.77
1990	0.017	0.085	2.69

APPENDIX F
HOUSING QUALITY

<u>Planning Grid</u>	<u>High</u>	<u>Good</u>	<u>Poor</u>	<u>Totals</u>
4	5 3%	134 75%	40 22%	179
5	661 66%	327 33%	15 1%	1,003
6	109 28%	265 69%	12 3%	386
7 - None				
8	16 2%	483 58%	327 40%	826
9	259 28%	445 48%	214 23%	918
10 - None				
11	4 1%	146 49%	146 49%	296
12	2 5%	19 49%	18 46%	39
Totals	1,056 29%	1,819 50%	772 21%	3,647 100%

APPENDIX G

HOUSING STOCK & CONSTRUCTION ESTIMATE

LOW ESTIMATE

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Stock at beginning of year	3557	3591	3625	3659	3693	3727
New Construction for year	34	34	34	34	34	83
Removals for year est. at .0039%	14	14	14	14	14	15

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Stock at beginning of year	3810	3893	3976	4059	4140
New Construction for year	83	83	83	81	-
Removals for year est. at .0039%	15	15	15	16	-

HIGH ESTIMATE

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Stock at beginning of year	3557	3628	3699	3770	3841	3914
New Construction for year	71	71	71	71	73	111
Replacements for year est. at .0039%	14	14	14	15	15	15

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Stock at beginning of year	4023	4134	4245	4356	4467
New Construction for year	111	111	111	111	-
Replacements for year est. at .0039%	16	16	17	17	-

NOTE: Variations due to rounding. The actual number of units finaled in 1980 was 22.

FAIR SHARE HOUSING NEEDS ALLOCATION PLAN

INTRODUCTION

The Housing Element Guidelines adopted in 1977 to administer Section 65302 (C) of the Government Code, call for a Fair Share Housing Needs Allocation Plan for housing market areas throughout the State.

The Guidelines indicated that Councils of Governments were to prepare their respective fair share plans. If Councils of Governments did not prepare fair share allocations plans, the guidelines provided for the State Department of Housing and Community Development (HCD) to establish the allocations.

In action taken by the Council of Fresno County Governments (COFCG) Policy Board, it was agreed that State HCD staff would prepare a recommended fair share plan for the Fresno Region and submit this plan to COFCG for a review process with COFCG member agencies.

The State then submitted a final recommended plan on June 5, 1980 for review by COFCG. It was determined by COFCG that the plan, as prepared by the State, did not adequately define "market areas" for the Fresno Region. Using the State HCD fair share methodology, COFCG staff therefore modified and expanded the market areas to encompass regionally significant areas within Fresno County. These additional market area allocations are not only felt to be more realistic but should also prove to be more useful to jurisdictions and agencies in their future planning efforts.

The following Plan should only be considered as an interim document. COFCG staff proposes to update the Fair Share Plan during fiscal year 1980-81 as more accurate 1980 Census data becomes available.

WHAT IS A FAIR SHARE ALLOCATION?

The fair share allocation process provides a basis for all localities within a housing market area to share equitably in responding to the housing needs of the area's nonmarket rate households.

WHAT IS ALLOCATED?

Need for nonmarket rate households (elderly, family, and large family) is allocated in the Fair Share Plan, not housing units. Once the need is established, a locality can determine the number of affordable housing units that would be necessary to assure that the households are housed in a decent unit at no more than 25 percent of income.

WHAT ARE NON-MARKET RATE HOUSEHOLDS?

Non-market rate households are households that do not have the financial capability to meet their housing needs without sacrificing other essential needs. Although the shortage of affordable housing also affects households

making more than 80% of the median income, the proposed Fair Share Plan specifically defines non-market rate households as households making less than 80% of the median income.

WHAT FORM DOES THE ALLOCATION TAKE?

The allocations represent the number of lower income households expected to need housing assistance by 1985. The locality must seek to address the housing needs of these households through the housing element process. The localities can then assess the extent to which the existing local housing stock and housing programs will provide decent and affordable housing to these households.

WHAT DOES THE CITY/COUNTY DO WITH THE FAIR SHARE ALLOCATION?

According to the State's Housing Element Guidelines, the Fair Share Allocation must be included in each jurisdiction's housing element as part of the identification of need.

WHAT IS THE CITY'S/COUNTY'S RESPONSIBILITY IN PROVIDING HOUSING TO MEET THE FAIR SHARE NEED?

Because local circumstances vary greatly in terms of the level of housing need and the availability of resources to address needs, there is no set percentage of fair share need that must be met annually. The State expects each locality, however, to make a good faith, diligent effort to expand affordable housing opportunities within its boundaries to accommodate its fair share of the area's non-market rate households. Localities are expected to make use of local public powers which have an impact on housing needs. In addition, the local effort should make use of available State and Federal program resources that are appropriate to the local needs and circumstances. How each locality intends to make its good faith, diligent effort to meet its need is to be included as part of the locality's comprehensive housing strategy set forth in the local housing element.

METHODOLOGY

Objective

Fair share planning as described in the State's Guidelines is tied to three primary objectives:

- "1. The expansion of housing opportunity for all economic segments of the community.
2. The improvement of access to employment and non-housing related opportunities for all economic segments of the community.
3. The equitable sharing of responsibility among localities for addressing the housing needs of all economic segments of the community."

ALLOCATION

The fair share model developed for use in the Fresno market areas starts from the assumption that all localities should share equally in the pursuit of the goal of decent, affordable housing for all. In the fair share planning process, the equity is translated into a "same share" approach which assigns to each jurisdiction responsibility for responding to the housing needs of a proportional share of the area's non-market rate households.

Adjustments for Family Type and Size

The fair share allocation should be applied to the total projected number of households for 1985. This number must be further modified to reflect family type and size (i.e., elderly, family and large families). In cases where the fair share need exceeds the established existing need, the following procedures should be used:

1. Determine the number by which the fair share exceeds the projected number of non-market rate households (non-fair share).
2. Multiply the excess by the following percentages:
elderly - 36%; family - 53%; large family - 11%
(Percentages represent the State average on non-market rate households, new averages may be substituted in place of the State averages).
3. Add the numbers determined into the projected number for elderly, family and large family.

Adjustment for Unmet Need

The fair share need represents unmet needs as determined from County data. Fair share housing needs are met to the extent the existing supply (market and assisted) provides decent housing affordable to non-market rate households. The local program effort should address the unmet need. Unmet need can be determined by subtracting a locally derived figure of met need from the fair share allocation.

POLICY CONSIDERATIONS

The recommended fair share plan allocations as set forth by State HCD represent projected 1985 below market rate household needs within the incorporated and unincorporated regions. For incorporated jurisdictions the allocations reflect growth within the incorporated areas only and do not account for regional land use policies which refer development proposals within unincorporated portions of cities' spheres of influence to such cities for processing and annexation.

The following clarifies the regional land use policies which serve as a basis for planning throughout Fresno County. Because these concepts are an integral part of the overall planning process, they must be considered in order to make proper use of the fair share plan.

1. Fresno County's development policy encourages development to occur within incorporated cities and provides for referral of development proposals within unincorporated portions of the city's spheres of influence to such cities for processing and annexation.

The intensive development policies are designed to plan anticipated growth by directing intensive land development to existing cities and communities which can provide the necessary urban services, and to certain other land areas substantially committed to such development. These policies reflect a basic commitment to conserving natural and managed resources while directing growth and enhancing economic development.

The Fresno County Housing and Community Development (HCD) Department is the most active promoter of the County Land Use Policies. The County HCD is the local administrator for the Community Development Block Grant (CDBG) funds granted to the County and the incorporated cities within Fresno County (excluding the City of Fresno) by the U.S. Department of Housing and Urban Development (HUD). The monies provided by HUD may be used in a variety of ways, including rehabilitation of sub-standard housing; curb, gutter and street improvements; water, sanitary sewer and storm drainage improvements.

However, in areas where improvements are requested and where those areas happen to be in a city's sphere of influence, County HCD will only commit to the expenditure of HUD funds contingent upon annexation of that portion at issue. Recent pertinent examples include:

- A. Mendota/E. Mendota: County HCD committed funds for curb, gutter and street improvements contingent upon annexation of E. Mendota to Mendota.
 - B. Fresno/Pinedale: County HCD committed funds for storm drainage improvements and curb, gutter and street improvements contingent upon annexation of Pinedale to Fresno.
 - C. Clovis/Rialto Ranchos: County HCD committed funds for water, sanitary sewer, curbs, gutter and street improvements contingent upon annexation of Rialto Ranchos to Clovis.
 - D. Parlier/East Avenue: County HCD committed funds for sanitary sewer, water, street and storm drainage improvements contingent upon annexation of East Ave. to Parlier.
2. Local Agency Formation Commission (LAFCO) policies are supportive of Fresno County development policies in that they discourage urban sprawl and encourage orderly formation and development of local government agencies within their sphere of influence. In meeting its objectives LAFCO has taken an active role in local proposals by ensuring that premature development outside of the spheres does not occur.

3. The City of Fresno has adopted land use policies which provide for balanced growth, "infill", and an urban growth management process.
4. The Council of Fresno County Governments' Regional Land Use Element is an aggregate of the individual jurisdiction's plans and policies. This adopted plan also provides for development to occur within incorporated cities and encourages the referral of proposed development within unincorporated areas of a city's sphere of influence to the city for processing and annexation.

The plan also recognizes the existence of several unincorporated communities where residential development may occur if it is provided for in an adopted community plan.

These policies all promote the maximization of existing services.

REVISED
FAIR SHARE HOUSING NEEDS ALLOCATION PLAN
FOR THE FRESNO REGION
1980 - 1985

6/20/80

<u>MARKET AREAS</u>	STATE OF CALIFORNIA ¹	
	% Share of Market Area Households	Fair Share Allocation
FRESNO METRO		
Fresno	51.2	18,776
Clovis		
Sanger	2.5	908
Fowler	.6	218
Selma	2.2	799
Kingsburg	1.2	436
Unincorporated ³	<u>36.0</u>	<u>13,074</u>
SUBTOTAL	100.0%	36,317
EAST VALLEY		
Partier	6.7	205
Orange Cove	11.9	365
Reedley	35.0	1,072
Unincorporated ³	<u>46.4</u>	<u>1,422</u>
SUBTOTAL	100.0%	3,064
NW FRESNO COUNTY²		
Firebaugh	12.0	637
Mendota	11.0	584
Kerman	13.0	690
San Joaquin	6.0	320
Unincorporated ³	<u>58.0</u>	<u>3,080</u>
SUBTOTAL	100.0%	5,311
SW FRESNO COUNTY²		
Coalinga	58.0	520
Huron	13.0	218
Unincorporated ³	<u>29.0</u>	<u>935</u>
SUBTOTAL	100.0%	1,673
TOTAL COUNTY⁴		46,365

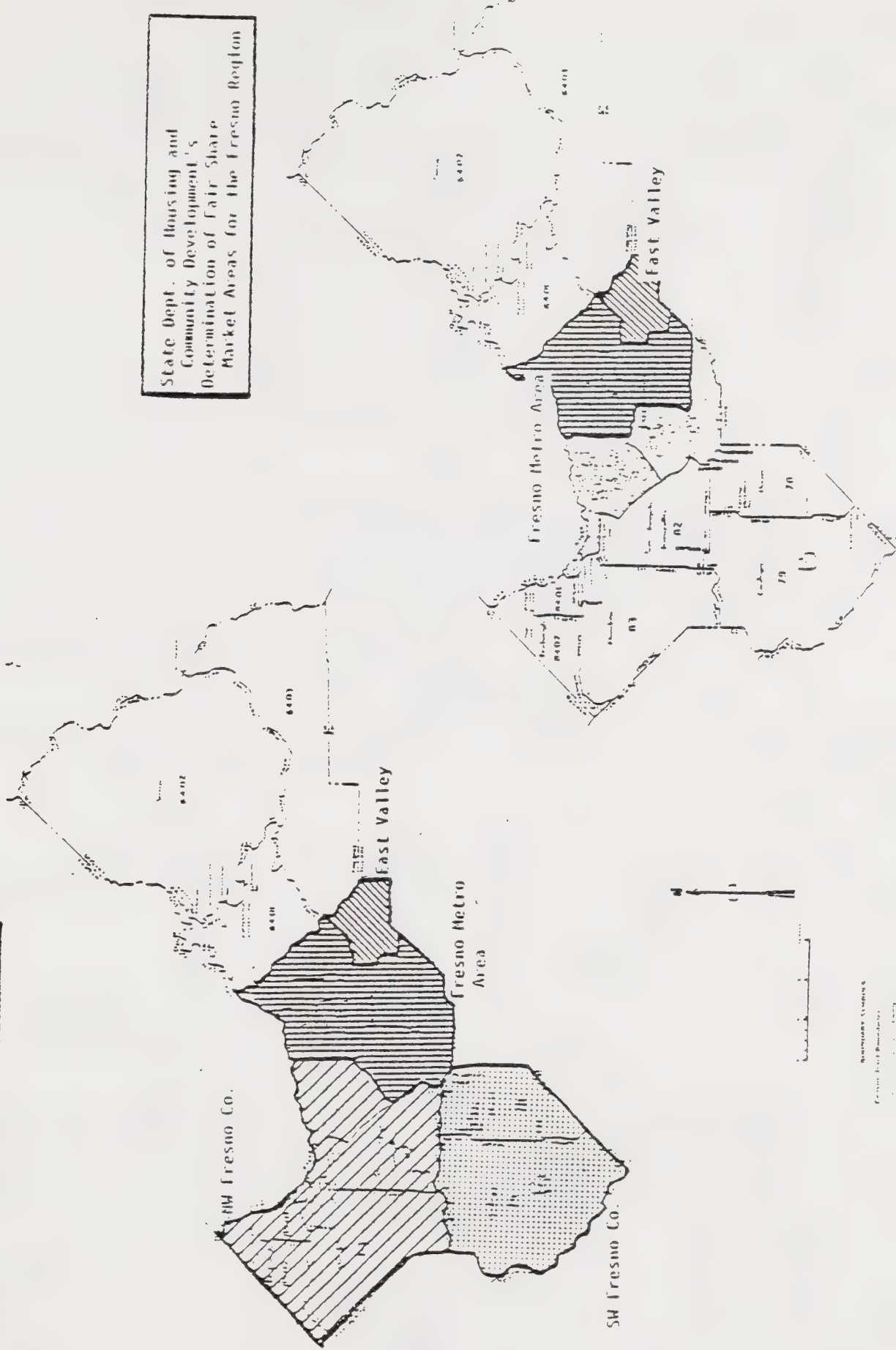
See following page for footnotes 1-4

FOOTNOTES FOR REVISED FAIR SHARE HOUSING NEEDS ALLOCATION PLAN FOR THE
FRESNO REGION -- 1980 - 1985

1. Source: State Housing and Community Development
Methodology: (See pages 9 and 10).
2. Source: COFCG Staff
Methodology: Based on State's methodology for the Fresno Metro.
and East Valley Allocation Plans (See pages 11 and 12).
3. Includes unincorporated spheres of influence and the following
Unincorporated Communities. These communities currently allow
for some residential growth and/or annexation and would be im-
pacted.
 - Fresno Metro Market Area: Caruthers, Easton, Friant, Lanare,
Laton, and Riverdale
 - East Valley Market Area: Del Rey & West Parlier
 - North West Fresno County: Biola & Tranquillity
4. The easternmost portion of the County (Census Tracts 64.01, 64.02
and 64.03) were not defined as a market area and is therefore excluded
from the "Total County" figure.

Council of Fresno County
Governments
Determination of Fair Share
Market Areas for the Fresno Region

State Dept. of Housing and
Community Development's
Determination of Fair Share
Market Areas for the Fresno Region



FRESNO METROPOLITAN AREA ALLOCATION PLAN

JURISDICTION	1974 HOUSEHOLDS ¹	SHARE OF MARKET AREA HOUSEHOLDS ²	PROJECTED 1985 REGIONAL LOW INCOME HOUSING NEEDS ³	FAIR SHARE ALLOCATION ⁴
Fresno	62,612	51.7	36,317	18,776
Clovis	7,101	5.8	"	2,106
Sanger	2,996	2.5	"	908
Fowler	721	.6	"	218
Selma	2,685	2.2	"	799
Kingsburg	1,517	1.2	"	436
Unincorporated County	43,604 ⁵	36.0	"	13,074
Total	121,236	100.0		36,317

- From Table A-9, Fresno Regional Housing Element COFCG, December 1977.
- Percent distribution of total from Column 1.
- The projected 1985 regional low income housing needs were determined by projecting the number of low income households for the jurisdictions using the 1970 countywide low income households (38,817--from Table 2 of COFCG's Fair Share Allocation Plan dated March 22, 1978) multiplied by the percent of each jurisdictions countywide low income population (from Table 7, Column 2 of COFCG's March 22, 1978 Plan). The unincorporated county's portion was derived by subtracting Fresno and Clovis 1970 low income households (15,870) from the 1970 figure given in Table 2 (25,359) for the Fresno-Clovis Metropolitan Area. The figures were then multiplied by a 1970 to 1985 projected growth rate to obtain the 1985 projected low income households. This growth rate was derived by dividing the 1985 projected county population by the 1970 county population given in COFCG's Population Projections by Tract.

$$\frac{1985 \text{ county population } 529,365}{1970 \text{ county population } 413,329} = 1.28 \text{ (growth factor)}$$

JURISDICTION	BELOW MARKET RATE 1970 LOW INCOME HOUSEHOLDS
Fresno	38,817 x 38.024% = 14,760
Clovis	38,817 x 2.862% = 1,110
Sanger	38,817 x 2.960% = 1,149
Fowler	38,817 x 1.937% = 752
Selma	38,817 x 2.055% = 798
Kingsburg	38,817 x .811% = 315
Unincorporated	9,489
	28,373 1970 nonmarket rate households

$$\text{Market needs in 1985} = 28,373 \times 1.28 = 36,317$$

- Percent of market area households multiplied by projected 1985 regional low income housing needs equals Fair Share Allocation. These figures do not account for currently met need.
- The market area unincorporated county household figure was derived by subtracting the 1974 population for the cities of Fresno and Clovis (from Table A-9, Fresno Regional Housing Element, COFCG, December 1977) from the 1974 population of the Fresno-Clovis Metropolitan Area (308,241 -- Table 5 of memo dated March 22, 1978 from Jack Reagan, Executive Director to the Policy Advisory Committee of the COFCG Policy Board) and dividing the sum by the average household size for the cities of Fresno and Clovis (from Table A-9, Fresno Regional Housing Element COFCG, December 1977). See calculations below:

JURISDICTION	1974 POPULATION	HOUSEHOLDS
Fresno	169,606	62,612
Clovis	20,032	7,101
Total	189,638	69,713

$$189,638 \div 69,713 = 2.72$$

$$308,241 \div 189,638 = 118,603$$

$$118,603 \div 2.72 = 43,604$$

Market Area Persons Per Household
Unincorporated County Population
Unincorporated County Households

FRESNO COUNTY EAST VALLEY ALLOCATION PLAN

JURISDICTION	1974 HOUSEHOLDS ¹	SHARE OF MARKET AREA HOUSEHOLDS ²	PROJECTED 1985 REGIONAL LOW INCOME HOUSING NEEDS ³	FAIR SHARE ALLOCATION ⁴
Parlier	544	6.7	3,064	205
Orange Cove	963	11.9	"	365
Reedley	2,831	35.0	"	1,072
Unincorporated County	<u>3,748⁵</u>	<u>46.4</u>	"	<u>1,422</u>
Total	8,086	100.0%		3,064

1. From Table A-9, Fresno Regional Housing Element COFCG, December 1977.
2. Percent distribution of total from Column 1.
3. The projected 1985 regional low income housing needs was derived by subtracting the Sanger Non-market rate 1970 households (VLI + LI) from the Urbanized Rural Census Tract and the non-market rate 1970 households (VLI + LI) for census tracts 59.01 and 59.02 from the East Valley market area low income households in 1970 given in Table 2 of the COFCG Allocation Plan.

 $4,513 - (1,534 + 585) = 2,394$ nonmarket rate households in 1970.
 $2,394 \times 1.28$ (growth factor) = 3,064 nonmarket rate households in 1985.
4. Percent of market area households multiplied by projected 1985 regional low income households equals Fair Share Allocation. These figures do not account for currently met need.
5. Unincorporated County households within the market area derived by adding the 1974 Census tract population data for the unincorporated portions of census tracts 63, 65, 66, 67, 68 and 69 (12,368) and dividing by the average household size. Household size was derived by averaging the household size figures for Orange Cove, Reedley, and Parlier given in Table A-9, from Regional Housing Element COFCG, December 1977 (see calculation below).

<u>JURISDICTION</u>	<u>1974</u>	
	<u>POPULATION</u>	<u>HOUSEHOLDS</u>
Parlier	2,107	544
Orange Cove	3,684	963
Reedley	<u>8,527</u>	<u>2,831</u>
Total	14,318	4,338

$$14,318 \div 4,338 = 3.3$$

$$12,368 \div 3.3 = 3,748$$

Market Area Persons Per Household
Unincorporated County Households

NORTHWEST FRESNO COUNTY ALLOCATION PLAN

JURISDICTION	1974 HOUSEHOLDS ¹	SHARE OF MARKET AREA HOUSEHOLDS ²	PROJECTED 1985 REGIONAL LOW INCOME HOUSING NEEDS ³	FAIR SHARE ALLOCATION ⁴
Firebaugh	963	12.0	5,311	637
Mendota	879	11.0	"	584
Kerman	1,008	13.0	"	690
San Joaquin	440	6.0	"	320
Unincorporated County	<u>4,506⁵</u>	<u>58.0</u>		<u>3,080</u>
	7,796	100.0%		5,311

1. From Table A-9, Fresno Regional Housing Element, COFCG, December 1977.
2. Percent distribution of total from Column 1.
3. The projected 1985 regional low income housing needs were determined by projecting the number of low income households for the jurisdictions using the 1970 countywide low income households (38,817 -- from Table 2 of COFCG "Fair Share" staff report of March 22, 1978) multiplied by the percent of each jurisdiction's countywide low income population (Table 7, Column 2, COFCG staff report of March 22, 1978). The unincorporated portion of households was derived by adding the unincorporated low income household data from the 1974 Census for tracts 82, 83, 84.01, 84.02, 39, 40 & 41 (2,686). The aggregated figure was then multiplied by the 1970 to 1985 projected county growth rate (see calculations).

JURISDICTION		BELOW MARKET RATE 1970 LOW INCOME HOUSEHOLDS
Firebaugh	38,817 x .871	338
Mendota	38,817 x .737	286
Kerman	38,817 x .695	270
San Joaquin	38,817 x 1.466	569
Unincorporated		<u>2,686</u>
		4,149
	4,149 x 1.28 = 5,311	

4. Percent of market area households multiplied by projected 1985 regional low income housing needs equals Fair Share Allocation. These figures do not account for currently met need.
5. Unincorporated County households within the market area were derived by adding the 1974 Census Tract population data for the unincorporated portions of CT 39, 40, 41, 84.01, 84.02, 82 & 83 (16,357) and dividing by average household size. Household size was derived by averaging the household size figures for the jurisdictions (see calculation below).

JURISDICTION	1974 POPULATION	HOUSEHOLDS
Firebaugh	3,425	963
Mendota	3,483	879
Kerman	3,378	1,008
San Joaquin	<u>1,659</u>	<u>440</u>
Total	11,945	3,290

$$11,945 \div 3,290 = 3.63$$

$$16,357 \div 3.63 = 4,506$$

Market Area Persons Per Household
Unincorporated County Households

SOUTHWEST FRESNO COUNTY ALLOCATION PLAN

JURISDICTION	1974 HOUSEHOLDS ¹	SHARE OF MARKET AREA HOUSEHOLDS ²	PROJECTED 1985 REGIONAL LOW INCOME HOUSING NEEDS ³	FAIR SHARE ALLOCATION ⁴
Coalinga	2,116	58.0	1,673	970
Huron	456	13.0	"	218
Unincorporated County	1,058 ⁵	29.0	"	485
	<u>3,630</u>	<u>100.0</u>		<u>1,673</u>

- From Table A-9, Fresno Regional Housing Element, COFCG, December 1977.
- Percent distribution of total from Column 1.
- The projected 1985 regional low income housing needs were determined by projecting the number of low income households for the jurisdictions using the 1970 countywide low income households (38,817 - from Table 2 of COFCG's "Fair Share" staff report of March 22, 1978) multiplied by the percent of each jurisdiction's countywide low income population (Table 7, Column 2, COFCG staff report of March 22, 1978). The unincorporated portion of households was derived by adding the unincorporated low income household data from the 1974 Census for tracts 78, 79, 80 & 81 (448). The aggregated figure was then multiplied by the 1970 to 1985 projected county growth rate (see calculations).

JURISDICTION	BELOW MARKET RATE 1970 LOW INCOME HOUSEHOLDS
Coalinga	$38,817 \times 1.115 = 446$
Huron	$38,817 \times 1.064 = 413$
Unincorporated	<u>448</u>
	<u>1,307</u> 1970 non-market rate: households

- Percent of market area households multiplied by projected 1985 regional low income housing needs equals Fair Share Allocation. These figures do not account for currently met need.
- Unincorporated County households within the market area were derived by adding the 1974 Census Tract population data for the unincorporated portions of CT 78, 79, 80, & 81 (3,217) and dividing by average household size. Household size was derived by averaging the household size figures for Coalinga and Huron (see calculation below).

JURISDICTION	1974 POPULATION	HOUSEHOLDS
Coalinga	5,936	2,116
Huron	<u>1,889</u>	<u>456</u>
Total	<u>7,825</u>	<u>2,572</u>

$$7,825 \div 2,572 = 3.04$$

$$3,217 \div 3.04 = 1,058$$

Market Area Persons Per Household
Unincorporated County Households

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CITY OF SELMA

LOCAL RESPONSE TO STATE HCD
HOUSING ELEMENT COMMENTS

AN ADDENDUM TO THE HOUSING ELEMENT
OF THE SELMA GENERAL PLAN

Prepared by: King Patrick Leonard, AICP
Planning Director

ADOPTED BY:

Planning Commission Resolution No. 81-435

City Council Resolution No. 1954

September 29, 1981

Each response corresponds to numbered items in pencil, on the attached copy of State H&CD comments dated September 10, 1981 labeled Exhibit B.

1. "Purpose of the review is to advise the City of any additional steps which might need to be taken to produce a Housing Element which is in conformity....."

This statement appears to negate the logical possibility that any numerical or quantifiable and specific criteria or checklist is being used to review Housing Elements. When your staff met with the Selma Housing Committee, we requested specific evaluation criteria so that we could provide your agency with a specific checklist of items, as shown in Appendix "B" of our Housing Element.

2. We agree that these are two important components, but we cannot make a meaningful commitment for other agencies. Policy documents are more general than an advocacy and implementing agency, such as State H&CD, would like to see. However, we have made an effort in this response to comply with your interpretation of what a General Plan Element should include. In the future, we suggest you separate plans and programs similar to the manner in which other State agencies do, i.e., State Office of Traffic Safety.
3. We have made every effort to comply with Section 65302(c) of the Government Code.
4. We have made a "good faith" effort to develop the plan and will continue to implement the plan with the resources available to us. The City Council has already allocated H & CD funds for rehabilitation of housing over the next 3 years.
5. The remainder of this correspondence should place the City in conformity with the 1977 Guidelines. We are concerned that your agency may be unwilling or unable to certify the document.
6. Definition of affordability: We have expanded on this item, with assistance of COFCG staff. Exhibit "A" gives a specific breakdown of Housing need by affordability. The reason the numbers do not precisely correspond is because we used best available 1980 housing data when the Housing Element was being prepared. At that time we were in disagreement with the Federal Bureau of the Census, due to mapping errors and failure of the Bureau to pick up annexations that we previously informed them of. Had we not done our own field surveys, we would have been in no

position to argue with them, and the numbers would be even further distorted. The 1980 count has been corrected and used to give further breakdown on affordability, as we did in Exhibit "A". The "surplus" referred to is the result of the difference between straight line projection of existing 1970 data and actual housing count, based on the City's December 1979 certified housing count.

7. Housing Programs: We have quantified these to the best of our ability (Exhibit "C"). If we receive financial assistance from State H&CD we will do more. We would like to have funding for additional units, similar to that recently given to the City of Tulare by State H&CD. If we had a firm commitment from State H&CD, we would be willing to do more and pick up slack in the program section where there is so much uncertainty at the present time regarding financing.
8. See Exhibit "A" for a precise assessment of Housing need, quantified once again and shown on the map titled "Plan for Proposed Sites to be Developed 1981-1985+" of the Element. Some new information has become available since we submitted the Element for review and it is reflected in Exhibit "C".
9. All goals and policies labeled "should" or "will" are hereby changed to "shall" as indentified in your letter. The City Administrator and Planning Director discussed this at length before final Council review and it was their conclusion that the document would be too inflexible if goals and policies were worded in this manner. (See previous comment on the importance of clearly separating and distinguishing policy from programs!)
10. The scope of assistance will be proportional to the need, as funding permits. If State H&CD can support our efforts financially, we believe the scope can be expanded beyond the minimum, since the City is far more progressive in its willingness to plan and develop housing when compared to neighboring communities. We have a larger economic base to do so and more commitment to staffing.
11. We agree that the key to the "action plan" and "programs" is the meeting of 15% or more of the total assisted housing need over a three year time frame. Short range plans are normally for five year periods of time, so we tried to keep this Element consistent with our other General Plan Elements. For State H&CD purposes, 15% for a three year period would be 86 units, as reflected in Exhibit "A". We used percentages from 1970 Census and adjusted to reflect 1980 final Bureau of Census figures. Unassisted Housing needs in 1980 were subtracted from the total housing need to obtain the assisted needs total, resulting in 1920 units. As a ratio of 1970 units needed, the 1980 total needed assisted units would be 53% of 3603 d.u. Fresno County

estimates that a maximum of 70% of needy families are already being adequately housed Countywide. Fifteen percent of the remaining 30% of the "low income" and "very low income" results in 86 units of assisted housing being required in the categories noted. By spreading these units over a three year period of time, we conclude that of the programs proposed to be utilized, the City will more than meet the required target of 86 units. (See list of projects proposed to meet need in Exhibit "C".)

12. The reason for this high proportion of elderly housing indicated in the plan, is that we have one large developer with two projects in the planning stage - one at the tentative tract stage (240 units max.) and one for 61 units as shown on his completed site plan, plus the large number of already existing units for elderly persons. Another 28 new units have been completed, using FmHA funding, since the Housing Element was drafted. Another 120 units have been planned for on the west side of the City, for a total of 421 units of elderly housing.
13. For numbers of families requiring assistance, as related to household types, see Exhibit "A", attached to this correspondence. We anticipate construction of four subdivisions west of U.S. Route 99, as shown in the Housing Element. Sewer access for the two projects, south of Nebraska Avenue and west of U.S. Route 99 was recently constructed utilizing County H&CD funds. One of these projects was intended to provide for 120 multiple family "for rent" units, in low and very low income elderly, category, utilizing FHA funding. This site is convenient to shopping, hot meals program, and new community center, and would meet Federal location criteria. When the City passed the population limit of 10,000, funding was lost for this project. We will have to explore other alternatives, one of which would be for multiple family units for families using CHFA financing. An amendment of the City's General Plan will be required to accomplish this alternative.
14. The target of 15 units of rehabilitated housing stock per year can be met. The City Council recently committed funds for 4+ units per year for rehab funding (HARP) and directed the County to proceed to implement this objective in order to meet the requirement for addressing rehabilitation needs through its public powers. The City's site plan review process, in multiple family zones, requires upgrading of properties to meet code requirements when permits are applied for. At the same time, the process allows additional dwelling units to be constructed on properties in older sections of the City, which are mostly zoned multiple family. An extensive commitment of the City to provide new streets and alleys on the west side of the City has been carried out in the last three years to facilitate infilling of older areas of the City. The combination of public

improvements and rehabilitation of dwelling units, through both the public and private sectors will allow the City to meet its goal of rehabilitating a minimum of 15 dwelling units per year. In summary, the City is using available State and Federal programs to accomplish its rehabilitation needs, and it is using its local powers to assure that at least 15 dwelling units per year will be rehabilitated.

15. The City will utilize Section 8 moderate rehab, and HARP funding to further rehabilitation objectives. Section 8 is completed and can be administered along with the HARP program.
16. The programs will be administered by the County. The City will participate with \$28,000 per year (1/3 match) and the County will participate with \$56,000 for a total of \$84,000 per year.
17. The City has agreed to utilize a portion of its CDBG funds for housing (see above). We cannot drop other programs already underway and that are basic to the provision of housing, i.e., public improvement projects. Until the City has seen some success with the initial efforts being made through County H&CD, more funding will not be put into rehabilitation of housing. The alternative, after evaluation of initial efforts of the County, may be to create a redevelopment agency, or use other mechanisms to implement a more meaningful commitment to housing objectives.
18. We would expect to evaluate the Housing Element every five years at a maximum, to determine whether objectives are being met.
19. The County estimates that the number of needy families being housed adequately is between 60% and 70% of the total, leaving the remaining 30% with needs fully as significant as housing cost, i.e., utilities, transportation to and from work, food, lack of work, jobs, etc. In 1970, 44% of low and moderate income households paid less than 25% of income for rent. Therefore, the remaining 56% paid more than 25%. If this figure is true for 1980, then 843 households in Selma probably pay over 25% of their income for housing. This number is also probably on the low side due to inflation in other areas of the economy, except that the unincorporated figures are likely to represent fewer low income households where homes are owned outright, or were purchased when housing prices were much lower.
20. Data on page A5 and A6 were derived from Census data. We show the "negative unmet need" simply because we have to use the document in the future and we had an actual count of houses to compare to the projected data. The "surplus" is simply the number of dwelling units over and above the

projected units, which probably resulted from annexation of developed County territory. The City will continue to annex the developed territory surrounding the City as improvements are made by the County, or as LAFCO policy necessitates. There is no conflict between the number of dwellings needing rehabilitation or the number of families with incomes below the poverty level, and the unmet need estimate. Our analyses continues from page A5 using the 1980 housing Count (3,647 d.u.), which we agreed with the Census Bureau was to be the final housing count.

21. The maximum number of below market rate housing units is different on page A9 and page 14 because we amended the Land Use Element during the period of time we were preparing the Housing Element. The most recent estimate includes all projects shown on the revised drawing titled "Subsidized and Assisted Housing", following page 16. On both pages the number should be 399.
22. The minimum anticipated buildout will meet housing needs for five years and beyond. The maximum anticipated buildout will meet needs beyond the normal General Plan time frame of 20 years. If all developers obtain financing at affordable rates, then all development shown could get underway within 6-8 months. We could conceivably have 2,781 new dwelling units completed within one year. This does not include infill on very small sites because smaller developers usually do not file site plans or come in for preliminary conferences until they are within a few weeks of construction. With allowable density bonus, or by using precise plan allowances, some additional units could be constructed where the City has encouraged manufactured housing. We will clarify the legend on this map when the Element is certified and we can justify the reprinting costs.
24. The housing demand and need, as shown in the plan, can be accommodated, since we have capacity for 12,500+ units in the Selma-Kingsburg-Fowler County Sanitation District system, and at least 2,781 dwelling units can be accommodated in the available, developable sites shown. The attached needs assessment and programs evaluation give further clarification of this question.
25. We did a parcel by parcel analyses, in preparation for the Housing Element and Land Use Element. There are no publicly owned lands available for development of housing, with exception of the small parcel identified in the Housing Element that is owned by the Housing Authority. Only two small parcels adjacent to the freeway can be added to commercial or industrial proposals. Five buildings in the central city have dwellings above the street level - all are occupied with exception of two that are not fit for habitation at this time. The two structures not occupied

were built using a sand mortar. Both structures would not meet building code for structural safety. We are not short of available, developable land, we are short of money. A summary of maximum and minimum probable numbers of units that can be accommodated beyond 20 years is shown in the Circulation Element of the General Plan (attached).

26. We are now working to resolve the lack of water facilities and capacity, on behalf of developers, to the north and northwest of the City. We are annexing territory with the understanding that each development must pay for its fair share of improvements. Any oversizing costs will be returned to the developers when new development occurs. This is the only area where infrastructure is limited. An additional sewer line is being installed in McCall Avenue to provide additional capacity to the north. One pump station on the west side of the City has been upgraded (Sunset Avenue), another is required to be upgraded when substantial new development occurs (Rose Avenue). Each developer will be repaid a proportionate share of costs as new development occurs.
27. We utilize HUD/FHA criteria for evaluation of sites for nonmarket rate housing. Proximity to public services and facilities, shopping, employment, etc., are all considered in the environmental review stage of each project and when we are working with the funding agencies.
28. The standards to be used in evaluating sites for manufactured housing are no different than for any other housing project in a single family residential zone. They are contained in the City's Site Development Standards Manual. By using a Precise Plan Zone option, the developer can provide recreation and aesthetic amenities which in total, provide a public benefit greater than would be gained by using typical zoning procedures. The Planning Commission must make a finding that the public benefits and amenities make the project worthwhile, as opposed to requiring typical zoning procedures. We look at the following items when supporting the Commission's findings:
 - A. Is there useable open space adequate to provide for needs of the residents? The recommended FHA density/open space ratio is used as a guide.
 - B. Can economy be built into the project by using different design standards, i.e., clustered parking and buildings, common easements for access and utilities, maintenance agreements on overall site, reduction of road widths, etc.?
 - C. Have provisions been made for handicapped, elderly, and low income individuals and families?

- D. Have sufficient measures been provided to mitigate measures been provided to offset noise, safety, and other identified environmental concerns?
29. We do not know which government subsidies are "likely" to be available during the time frame of the Housing Element (20 years). We do have adequate sites meeting Federal and State criteria for assisted housing, and in more quantity than needed to fully utilize government subsidies likely to be available in the next three years. (See program breakdown.)
30. Conversions of multiple family dwellings "for rent" will not be encouraged in all cases because criteria cannot always be met. Conversions will not be approved unless the vacancy rate exceeds 3% in rental stock at the time of conversion. When conversion of a structure occurs, it will be permitted only if Codes are met and the net result is better housing stock.
31. Mobile home parks are included as affordable housing because they are primarily for elderly adults. We made no effort to determine income levels of the park residents. They are not shown as subsidized or assisted housing. The "existing housing" map was used as a base for all maps, so this may have caused some confusion. We will amend the map legends to clarify.
32. We will consider working on the subject of migrant housing, but we do not believe that this is entirely Selma's responsibility. (See also No. 34 below.)
33. We will update the Element as required by law.
34. This Housing Element includes Housing for all income levels. See entire section on "Neighborhoods". We believe the Fresno County Housing Authority must play an active role in provision of migrant housing, as they do in other parts of the County.
35. We have directed land use and administrative efforts at providing housing, more than any community of this size that we are aware of. The City Council has never conditioned a subdivision to "kill" it.
36. & 37. We have not precluded construction of Mobile homes on foundations. We have designated areas, consistent with State Law, for this type of construction in the General Plan. We have provided for density bonus if a developer wishes to use the precise plan allowances in the Zoning Ordinance. We will zone an amount of land accordingly if someone wishes to construct a manufactured housing project. If a problem arises as to compatibility, we have standards for buffer zones to separate various land uses. We are hoping that the State will have funding available for some experimental type subdivisions that are adaptable to this climate and locality and will make use of such financing if it becomes available.

The above comments and the attached Exhibits were adopted as an addendum to the City's Housing Element of the General Plan on September 29, 1981, at a joint public hearing of the City Council and Planning Commission.

KPL/ceh

EXHIBIT A
TOTAL HOUSING NEEDS
CITY OF SELMA 1980

Housing Need By Affordability

	Households	
	Number	Percentage
Very Low Income	1549	43%
Elderly	434	
Non-Elderly	1115	

Owner Occupied	651	42%
1 & 2 Bedroom	456	
3 & 4 Bedroom	117	
5 + Bedroom	78	

Renter Occupied	898	58%
1 & 2 Bedroom	422	
3 & 4 Bedroom	341	
5 + Bedroom	135	

Low Income	371	10%
Elderly	85	
Non-Elderly	286	

Owner Occupied	185	50%
1 & 2 Bedroom	109	
3 & 4 Bedroom	38	
5 + Bedroom	38	

Renter Occupied	185	50%
1 & 2 Bedroom	65	
3 & 4 Bedroom	76	
5 + Bedroom	44	

Non-Assisted Housing	1683	47%

Total Housing Need	3603	100%

Source: U.S. Bureau of the Census, 1970; Council of Fresno County Governments

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF RESEARCH AND POLICY DEVELOPMENT
921 Tenth Street
Sacramento, CA 95814



EXHIBIT "B"

September 10, 1981

SELMA CITY
PLANNING DEPT

SEP 14 1981

RECEIVED

Mr. Nicholas Pavlovich
City Administrator
City of Selma
1814 Tucker Street
Selma, CA 93662

RE: Review of the City of Selma's Adopted Housing Element

Dear Mr. Pavlovich:

The Department of Housing and Community Development has reviewed the City of Selma's adopted housing element and the amendments adopted by the City Council on June 15, 1981. Under Section 50459 of the State Health and Safety Code, our Department is authorized to review local housing elements "for conformity with the requirements of Section 65302(c) of the Government Code and Guidelines adopted pursuant thereto." The purpose of our review is to advise the City of any additional steps which might need to be taken to produce a housing element which is in conformity with the 1977 Guidelines.

As set forth in the Housing Element Guidelines, the two most important components of a housing element are:

- 1) the identification and documentation of housing needs; and,
- 2) the development of a housing program to address these identified needs.

In order to conform to Section 65302(c) of the Government Code, the housing element is to contain "standards and plans for the improvement of housing and for the provision of adequate sites for housing" and is to make "adequate provision for housing needs of all economic segments of the community."

The Guidelines define adequate provision to be a "good faith, diligent, effort" to expand housing opportunities. They further provide that such effort is to emphasize use of a wide range of local public powers which impact upon housing including a commitment to pursue and cooperate in available federal and state programs. We have noted several areas which need further development for Selma's housing element to conform to the State Housing Element Law and the 1977 Guidelines.

I. HOUSING NEEDS IDENTIFICATION AND DOCUMENTATION

The City has produced a needs identification section which generally is well written and documented.

6 Most of the essential information for determining housing need has been included. However, with respect to the definition of affordability, more information should be included. Also, some of the data presented contain numerical discrepancies or need further clarification. Our specific comments are contained in the Appendix to this letter.

II. HOUSING PROGRAMS

While an accurate assessment of housing need is essential, the heart of the housing element lies in those provisions relating to the development and implementation of a housing program. To achieve this, Section 6450 of the Guidelines calls for a program containing five explicit commitments as follows:

- 1) the specific objectives to be accomplished (quantified when possible);
- 2) the actions which will be undertaken to implement the program (for example, city council resolution, land acquisition, density bonus, etc.);
- 3) the sources of financing or funding (e.g., federal or state programs, local revenue bonds, private subsidy, etc.);
- 4) the local agencies with primary responsibility for implementing programs; and,
- 5) the establishment of reasonable time frames for accomplishment of specific objectives, which include benchmarks to indicate progress.

7 We are unable to evaluate fully the program section until the housing element is amended to provide additional information and analysis. Needs identification must be expanded so we can assess whether housing programs adequately address the City's need. Programs currently being implemented in the City and proposed programs which will further the goals, policies, and priorities the City has established must be described in the revised element in accordance with the five categories listed above.

8 Although the housing element does contain goals, policies, and objectives, and action plans, they are insufficient to constitute a housing program for housing element purposes. In the portion of the element entitled "Goals and Policies", the discussion contains noncommittal statements of policy. Language such as "should be encouraged...", "will attempt to provide...", is used. While this type of language is appropriate for preliminary reports or recommendations to the City Council, adopted housing elements should make much more explicit commitments to implement selected programs of action. For example, the element contains a policy "to provide for multiple family rental type accommodations to meet demands for housing of elderly, handicapped, low to moderate income families...". The discussion of this policy includes the language, "The elderly should be accommodated in a

9

10 variety of housing types to meet their unique social and physical needs". While we support this intention, information in the housing element must indicate the particular Federal, State, or County programs that will be pursued during the time frame of the element and describe the specific actions the City will take to accomplish its goals and policies. Also, the scope of housing assistance provided should be proportional to the housing needs identified.

11 For example, under the section entitled "Action Plan and Programs" the element states that the City will provide a minimum of 164 assisted units over a five year period. The element should describe how the City will implement its goal of providing these units, specify financial sources, responsible agencies, and a provide time frame for implementation.

12 Conversations with City staff indicate Selma will provide 45 percent of its new assisted units for families and 55 percent for elderly. The number of units earmarked for the elderly seems out of proportion to the City's overall identified housing needs. While we are aware that Fresno County's Housing Assistance plan (1979-82) reports Selma has one of the highest percentages of low income elderly in the County and targets the City as a preferred location for elderly and handicapped housing because of hospital and transit facilities, there appears to be a substantial need for assistance in other households catagories as well. For example, the 1970 Census indicates 64-78 percent of West Selma's large family households had low incomes. Further information is necessary describing the number of families requiring assistance and this information this should be related to
13 city estimates of the total lower income households needing assistance by household type (small family, large family, and elderly) to determine whether the city should place greater program emphasis on family housing.

14 The Housing Element identifies rehabilitation as an important need (estimates from a 1979 City survey show that 474 or 13% of the 1979 housing stock needs some type of rehabilitation and 15 units per year should be replaced); and states that rehabilitation needs, will be "met by the private sector." Section 6460 of the Guidelines calls for a jurisdiction to demonstrate how it intends to use its public powers to address its housing needs and include a commitment to participate in available federal and state housing programs, or indicate the manner in which the locality intends to address its housing needs without such assistance. In view of the rehabilitation needs identified, the City must make a commitment to use available federal and state housing programs or use its local powers to reduce the rehabilitation needs. This is also consistent with Selma's goal on page 4 of the element which states the City is to obtain sufficient federal and state funds to meet continuing housing needs. Since Fresno
15 County cities can obtain Community Development Block Grant (CDBG) funds for rehabilitation by participating with the County is its Housing Assistance

16 Rehabilitation Program (HARP), we suggest that Selma use this resource as one means of achieving its rehabilitation goals. Participation in the County's proposed Section 8 moderate Rehabilitation Program is another potential source of funds.

17 Selma currently participates in the Community Development Block Grant (CDBG) Program. A review of the Fresno County Grantee Performance Report for the period ending June 30, 1980 indicated Selma did not use any CDBG funds for housing related activities which produce more affordable housing or rehabilitate existing housing. In view of the housing needs identified in the City's housing element (474 or 13% of the 1979 units need rehabilitation, 1,506 or 46% of the 1980 households have incomes below 80 percent of the County median, and 1,210 or 37% of the 1980 households are considered overcrowded), we recommend that a meaningful portion of CDBG funds be used for purposes that are more directly housing related.

18 Because Section 6460 of the 1977 Housing Element Guidelines requires that each locality make a "good faith, diligent effort" to provide for the housing needs of all economic segments of its population, the level of effort as described by quantified objectives becomes important. In evaluating whether a locality's quantified objectives represent such an effort, we use, as a rule of thumb, the federal standard for Housing Assistance Plans. These plans call for addressing approximately 15% of the identified need over a three year time period using a combination of Federal and State resources and local public powers. Of course, where a lack of public resources or low levels of housing production make this level of effort unachievable, the objectives will reflect a lesser standard and, conversely, where the economy will grow significantly, we expect more ambitious objectives.

Other comments regarding your housing program are found in the Appendix to this letter.

III. CONCLUSION

We want to advise localities which intend to comply with the provisions in Article 10.6 of Chapter 4 of the Government Code (AB 2853) by adopting a housing element that conforms to the 1977 Housing Element Guidelines that the required revisions noted in this review should be accomplished by October 1, 1981. The new statute requires that after this date, housing elements are to be prepared in accordance with the standards in the statute as opposed to the Guidelines. Thus, jurisdictions which have not adopted elements in accordance with the Guidelines prior to October 1 may have to amend their elements in order to conform to the new statute.

Mr. Nicholas Pavlovich
September 10, 1981
Page 5

We commend the City for its needs identification and its commitment to provide a minimum of 164 assisted units. We have noted the area's where the element should be revised and strengthened to conform with the 1977 Housing Element Guidelines and Government Code Section 65302(c). If you have any questions, please contact Gil Reynaga at (916) 323-6166 or Sheila Brutoco at (415) 348-8140.

Sincerely,



for David Williamson
Supervisor, Review Section

cc: King Patrick Leonard, Planning Director
Jack Reagan, Fresno Council of Governments
Peter Detwiler, OPR
Stephen Williamson, OPR

I. HOUSING NEEDS IDENTIFICATION AND DOCUMENTATIONA. Affordability

19 Affordability needs have not been adequately defined. The Housing Element Guidelines require that the housing element give an estimate of the number or percentage of low income households paying more than 25% of their income for housing. While Selma's housing element indicates that 1,506 (1980) households have incomes 30 percent below the County median, no indication is given as to what percentage of the low income population pay more than 25 percent of their incomes for housing. This information can be estimated from County data and should be incorporated into the element in order to more accurately assess affordability needs.

B. Data Needing Further Clarification

- 20 1) The statistics on pages A5 and A6 imply that there is currently a 142 housing unit surplus which is described as a negative unmet need. Since 13% of the housing units need rehabilitation and 18.7% of the families in Selma have incomes below the poverty level (1970 U. S. Census), we feel the City cannot have a negative unmet need. This information should be further clarified to explain what is meant by the "surplus" described in the calculations on page A-5.
- 21 2) The maximum number of low and moderate units to be provided differs on page 14 and page A-9, Item 4. One number should be used consistently throughout the document.

II. HOUSING PROGRAMA. Adequate Sites

22 The City's discussion of adequate sites consists of a statement that "The City has already planned and zoned more than an adequate area for housing" and a revised map in the adopted element which indicates "near policy" and "long range" development. It is unclear in reviewing the map whether the minimum and or maximum build out will meet housing needs and whether the densities provided at the bottom of the map refer to existing or potential land use.

Information that is pertinent to an analysis of adequate sites includes:

- 23 1) An assessment of the amount of developable land that is needed by density category to accommodate projected housing need by type and tenure of housing unit for market rate and below market rate housing (both assisted and unassisted).

- 24 2) An assessment of the adequacy of the supply of developable land to accommodate housing demand and need.
- 25 3) An assessment of the potential for developing housing on land currently planned or zoned for non-residential use, underutilized residential land, redevelopment areas, and publicly-owned surplus land. Where land is in short supply, it may be necessary to do a parcel-by-parcel analysis.
- 26 4) Specific actions and programs in the housing element to increase capacity (e.g., annexation, rezoning, sewer or water system expansion), where land is in short supply, or found not to be zoned at adequate densities to accommodate the locality's housing needs, or where infrastructure capacity is or will be limited.
- 27 5) Description of the standards to be used in evaluating the suitability of individual sites for non-market rate housing. For assisted housing, these standards should normally be consistent with federal and state standards and housing program criteria.
- 28 6) A description of the standards to be used in evaluating sites for manufactured housing.
- 29 7) An assessment of whether there are a sufficient number of sites that meet federal and state criteria for assisted housing in sufficient quantity to utilize fully government subsidies which are likely to be available during the time frame of the housing element. The City can expand or clarify the data on the map entitled "Plan for Proposed Sites to be Developed" to include this information.

B. Condominium Conversions

30 The proposed condominium conversion policy stipulates there should be a three percent vacancy rate in order for conversions to be approved by the city; and then, states that conversions should be encouraged to upgrade the housing stock. It is unclear from this statement whether conversions will be encouraged in all cases to upgrade the housing stock or whether conversions will not be approved until the vacancy rate exceeds 3%. A discussion in the element should clarify this point.

Mobilehomes

31 Information should be provided in the discussion of the mobilehome policy as to whether the units described are for adults only or for families. If the units are for adults only, they should not be included as a source of affordable housing for families.

C. MIGRANT HOUSING

32 There is a need for migrant housing which has been indentified by the City. The housing program should address this need. We suggest that

the City consider working with the County or other nearby communities to resolve this problem.

III. RECENT LEGISLATION

33 We would like to take this opportunity to inform you of several new laws related to housing elements. Government Code Sections 65302(c) and 65580 et seq. (AB 2853) establish some new requirements for the housing element of the general plan. The new law established, in part, that housing elements adopted prior to October 1, 1981 and in conformity with the Guidelines, are deemed to be in compliance with the new law. Under the new law, localities must update their elements at least every five years, except that the first revision must be completed by July 1, 1984. A letter which explains the provisions of the new law has been sent under separate cover from our Department to all cities and counties.

34 Another law which took effect January 1, 1981 (AB 2320) requires that localities zone sufficient vacant land for residential use in relation to zoning for nonresidential use at standards and densities appropriate to meet housing needs identified in the general plan (Chapter 4.2 of the Government Code). In effect, this means that a locality must zone to allow for the development of housing affordable to all economic segments of the community consistent with its needs as identified in the housing element. Although not a specific requirement of housing element law, this requirement is a strong reiteration of the housing element requirements that the locality identify adequate sites which will be made available through appropriate zoning and development standards for a variety of types of housing for all income levels in order to meet the community's housing goals. Under Chapter 4.2, the locality's authority to regulate subdivisions is also limited insofar as the locality must refrain from imposing criteria for the purpose of rendering infeasible the development of housing for all economic segments of the community. This provision parallels and underscores housing element requirements that the administration of land use and development controls be directed towards achieving housing goals.

35 Government Code Section 65852.3 (SB 1960) which became operative on July 1, 1981, provides for the placement of mobilehomes in single-family residential zones. The law declares that a city (including a charter city) or county shall not prohibit the installation of mobilehomes on a permanent foundation on lots zoned for single family dwellings. However, a locality may comply with this requirement by designating certain lots which are zoned for single family dwellings, for mobilehome use, if such lots are determined to be compatible for such use. Mobilehomes will be subject to no more restrictive development standards than apply to conventional single-family dwellings; however, these standards cannot have the effect of totally precluding mobilehomes.

37 Housing Element Law requires that in order to meet identified housing needs, the housing element must identify adequate sites which will be made available through appropriate zoning and development standards for the development of housing for all income levels, including factory-built housing and mobilehomes. Thus, to the extent that there is a need for low

and moderate income housing which is not being met through other housing programs and which could be met through the provision of mobilehomes, the locality must zone an amount of single family residential land for mobilehomes commensurate with such need.

EXHIBIT "C"
CITY OF SELMA
AFFORDABLE HOUSING - TENTATIVE COMMITMENTS FOR PROGRAM FINANCING

IDENT. NO.	LOCAL LEAD AGENCY	NAME	TYPE UNITS (PROGRAM OBJECTIVES)	RELEVANT GOAL	NUMBER UNITS	PROGRAM(S)	RENTAL OWNER	STATUS
TRACT NO. 3352	Fresno Co. Housing Authority	VINEWOOD ESTATES	Elderly	Affordability	120	120 Conv. of CHFA Direct Loan	X	Precise Plan and Tentative Map approval by Planning Commission
			Elderly	Adequate sites Accessibility	120	120 Fresno Co. Section 8	X	
TRACT NO. 2948	---	NELSON VILLAGE Phase I (Under Construction)	Handicapped & very Low Income	Rental Assist. Affordability Accessibility	16	Section 8. Federal Interest Loan	X	Final map complete - Phase I under construction
TRACT NO. 2948	---	NELSON VILLAGE Phase II	Family	Affordability	69	Federal Low Tandum Financing	X	Application for financing now being submitted
TRACT NO. 2948	---	NELSON VILLAGE Phase III	Elderly	Affordability	108	HUD 221(d) (4) or CHFA	X	Hope to construct in 1984-85. Final Site Plan approved. Would like State assistance
PARCEL MAP NO. 22 & 25	---	SELMA ELDERLY APTS.	Elderly (Low Income)	Accessability Affordability	28	Fmla	X	Now being occupied
TRACT NO. 3076	Fresno Co. Housing Authority	RAMBLEWOOD (Ram Systems)	Family (Low Income)	Affordability Adequate Sites	70	HUD (Tentative) 50-Fresno Co. Mortg. Revenue Bond Program 20- Conventional	X	Final map being prepared Preliminary conference with HUD complete
TRACT NO. 2787	Self Help Inc.	COMSTOCK ESTATES #5	Family (Low Income)	Affordability	44	Self Help Ent. Inc.	X	Under construction
TRACT NO. 3017	Fresno Co. H & CD	THOMPSON TERRACE (Jensen)	Family	Affordability	30	Fresno Co. Mortgage Revenue Bond Program	X	Final map complete - financing requested
TRACT NO. 3352	---	VINEWOOD ESTATES	Family	Adequate sites Affordability	10	Conventional	X	120 units total in medium density - CHFA financing may be sought
SITE PLAN REVIEW 80-102	---	Glenda Young et al	Family (Low Income)	Affordability Infill	17	Conventional	X	Final Site Plan approved Financing requested

IDENT. NO.	LOCAL LEAD AGENCY	NAME	TYPE UNITS (PROGRAM OBJECTIVES)	RELEVANT GOAL	NUMBER UNITS	PROGRAM(S)	RENTAL OWNER	STATUS
TRACT NO. 3157	Fresno County H & CD	SCHLETEWITZ FARMS	Family - Low & Moderate Income	Affordability Adequate	118 54	CHFA Fresno Co. Mortgage Revenue Bond	X X X	Searching for financing Manufactured housing or special project site. Would like State assistance
TRACT NO. 3312	Fresno Co. H & CD	EMERZIAN	Family	Adequate Sites Affordability	22 15	FHA, VA, CAL-VET Fresno Co. Mortgage Revenue Bond Program	X X X	Sewer & water lines being extended. Looking for financing. Would like State assistance
TRACT NO. 2841	---	OLIVE HEIGHTS (Rogers & Clifton)	Family	Affordability Adequate Sites	22	Fresno Co. Mortgage Revenue Bond Program	X	Subdivision improvements constructed
SELMA MOBILE ESTATES	---	SELMA MOBILE ESTATES (Mobile Homes)	Elderly (Mobile Homes)	Adequate Provisions	68	Private Housing	X	Some units (10%) for younger families.
---	City/County	CITY OF SELMA	Owner occupied Very low income Loans for rehab	Rehabilitation & preservation - Adequate Sites	18	City/County HUD Funds (HARP)	X	Co. to admin. in City limits. City would like add'l State assistance

NOTE: These programs constitute the greatest majority of available funding sources for housing financing assistance. They are by no means the only programs available. HUD has many programs designed to assist specific types of housing (Mobilehome, condominiums, etc.), specific segments of the population (elderly, handicapped, etc.) and to aid developers (private developers, non-profit sponsors, housing cooperatives). These programs will be utilized when actual project planning becomes reality, and in proportion to identified needs.

ALL COMMITMENTS are for a three year period unless otherwise indicated.

9/30/81

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